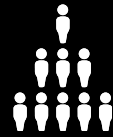




Land mass
7.83 km²
 (Delta: 179.66 km²)



Population
23,016
 (Delta: 108,455)



Immigrant population
23%
 (Delta: 33%)



Visible minority
27%
 (Delta: 45%)



Renters
21%
 (Delta: 24%)



Average household income
\$121,800
 (Delta: \$127,800)



Unemployment rate
6.4%
 (Delta: 7.3%)



Average value of dwellings
\$1,066,000
 (Delta: \$1,171,000)

Ladner is a heritage fishing town located in the northwestern corner of the City of Delta. The suburb features historic buildings such as Harris Barn and also the expansive George C. Reifel Bird Sanctuary.

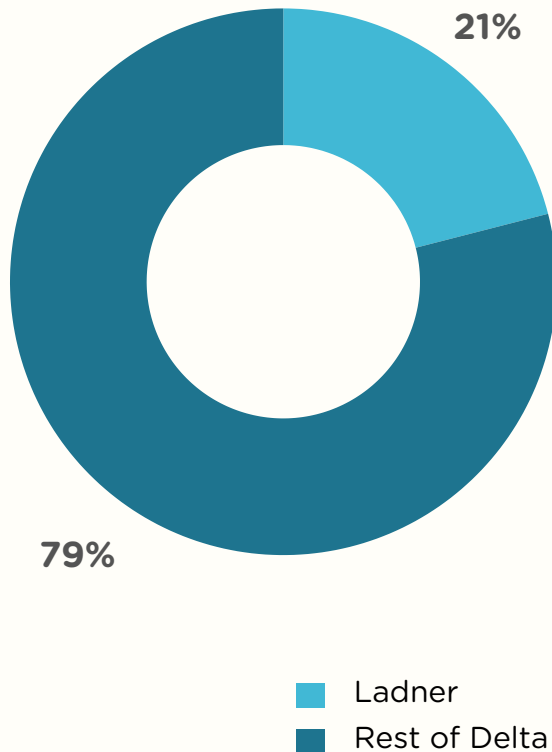
To the south of the community are the lands of the Tsawwassen First Nation (scəwəθən məsteyəx[™]), and Ladner is bound to the west by the Strait of Georgia. This profile will compare Ladner with Delta to highlight the differences and similarities between the district and the city as a whole.

POPULATION & FAMILIES

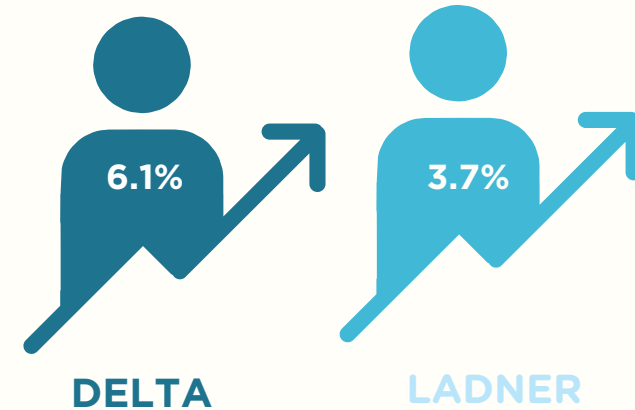
POPULATION

In 2021, the population of Ladner was 23,016. This accounts for 21%, or about a fifth, of Delta's total population of 108,455.

Similarly, in 2016, the population of Ladner was 22,193 which accounted for 22% of Delta's total population of 102,238.



POPULATION GROWTH



Between 2016 and 2021, British Columbia experienced a 7.6% population increase. Ladner's population increased by less than half of the province's average (at 3.7%), while Delta's population also increased below the province's average (at 6.1%).

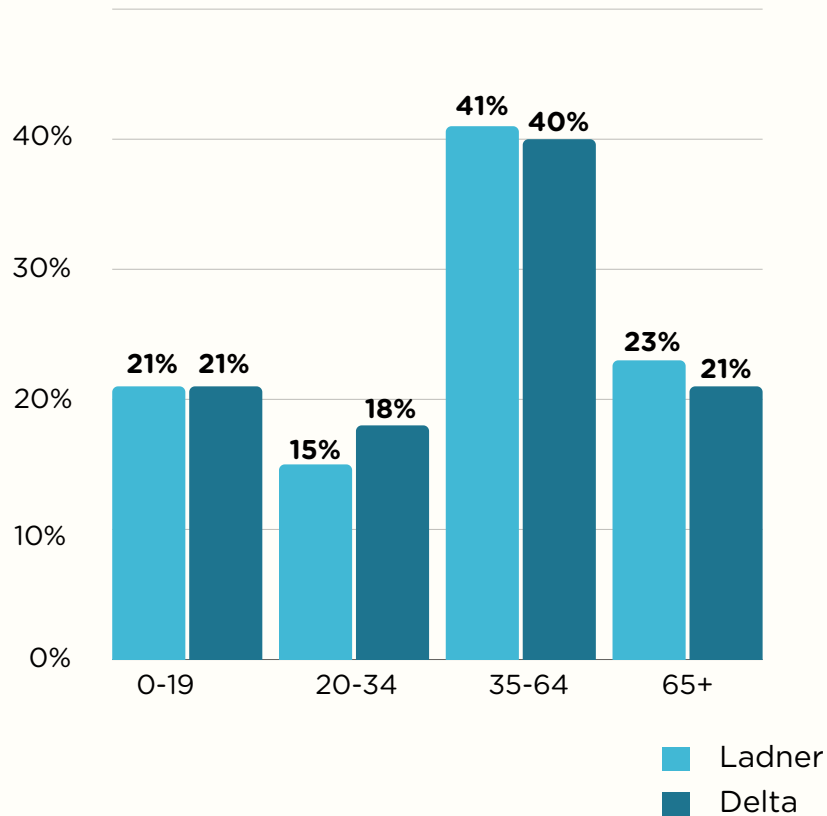
Despite Delta experiencing population growth below the provincial average, the city has been experiencing large population increases since 2016. This is because, between 2011 and 2016, Delta's population increased by only 2.4%. In other words, Delta's population growth between 2011-2016 was less than half of its 2016-2021 population growth.

Ladner, similarly, is experiencing significant population increases. Between 2011-2016, the community experienced a mere 0.1% increase in its population. This is a significantly smaller population growth than its 3.7% increase between 2016-2021.

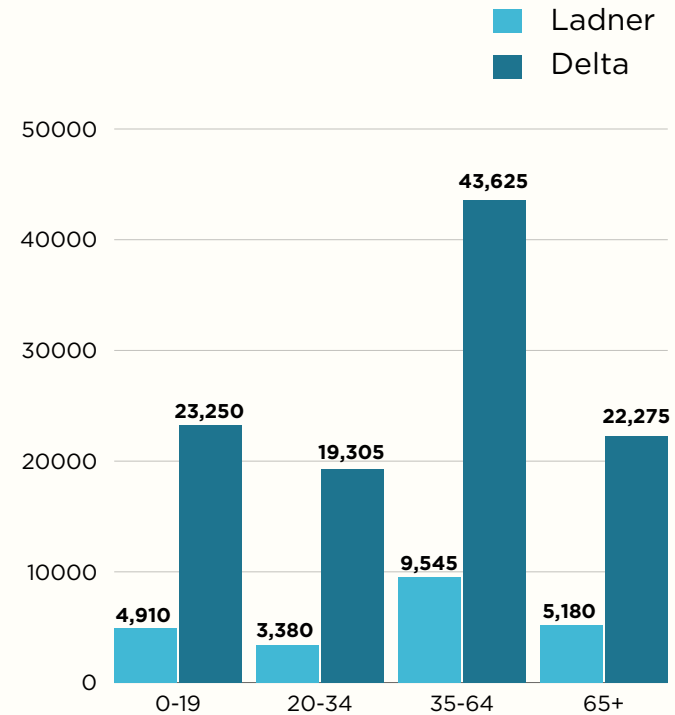
POPULATION & FAMILIES

POPULATION BY AGE GROUP (%)

In 2021, 23% of Ladner's population was aged 65 years or older, compared to 21% of Delta's population. Ladner has a smaller percentage of persons aged between 20-34 than Delta, with this age group accounting for 15% and 18% respectively.



POPULATION BY AGE GROUP



Ladner's largest age group demographic is for the population aged between 35-64, and its lowest age group demographic is for the population aged between 20-34. This is the same for the City of Delta.

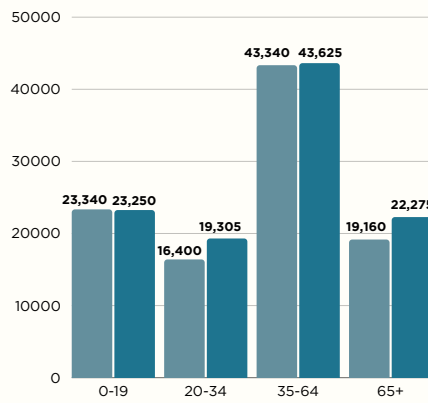
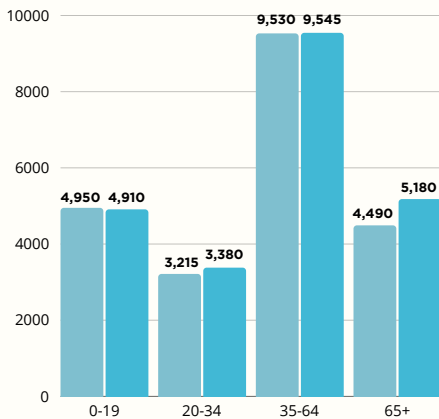
In Ladner, the number of people aged 65+ is 1.5 times the number of people aged 20-34. In Delta, the number of people aged 65+ is 1.2 times the number of people aged 20-34.

POPULATION & FAMILIES

2016-2021 POPULATION

In the period of 2016-2021, Ladner experienced an increase in the population of all age groups except for those aged between 0-19. Ladner experienced steady population increases during this period, and the population for those aged 65+ increased by 690 individuals.

Delta's highest age population increase was also for those aged 65+, where the population increased by 3,115 individuals. Both communities are experiencing an ageing senior population.



■ LADNER (2016)
■ LADNER (2021)

■ DELTA (2016)
■ DELTA (2021)



0-19

-40

(-90)



20-34

+165

(+2,905)



35-64

+15

(+285)



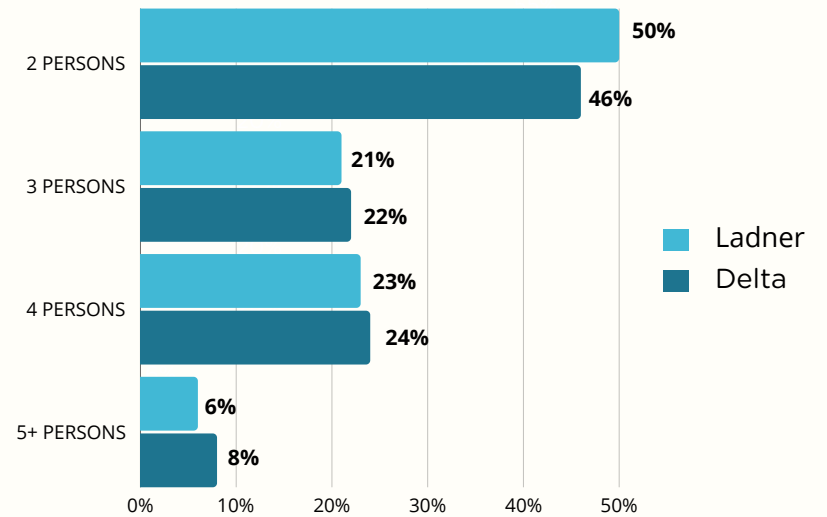
65+

+690

(+3,115)

*Note: Numbers in brackets report statistics for Delta.

FAMILY CHARACTERISTICS



In 2021, 50% of families in Ladner consisted of 2 persons, compared to 46% of families in Delta.

In 2016, 49% of families in Ladner consisted of 2 persons. This marks a very small increase in the number of 2 person families in Ladner, whereas, between 2016-2021, Tsawwassen and Delta's 2 person families increased by 17% and 14% respectively.

INDIGENOUS

INDIGENOUS POPULATION

In 2021, there were 855 people that identified as Indigenous living in Ladner (4% of Ladner's total population). In Delta, 3,180 individuals identified as Indigenous (3% of Delta's total population).

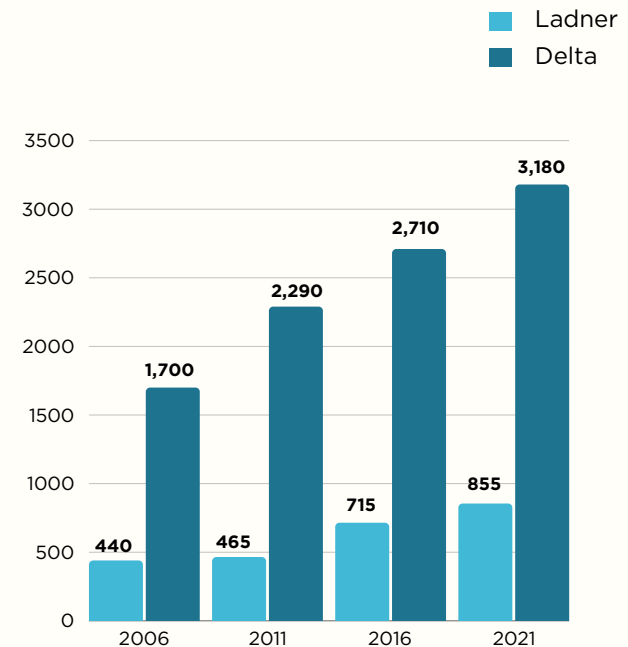
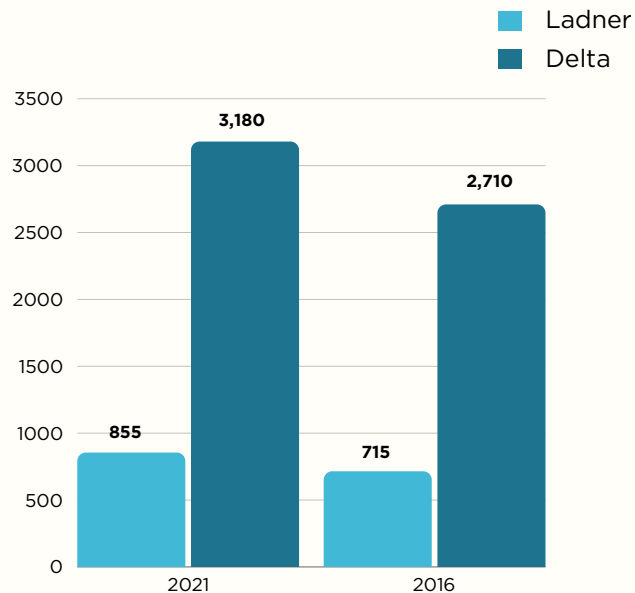
The City of Delta recognizes that it is located on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. It is dedicated to nurturing a strong relationship with the Indigenous population through partnerships and reconciliation initiatives. More information on this topic can be found here: <https://www.delta.ca/city-hall/diversity-inclusion/truth-and-reconciliation>

INDIGENOUS POPULATION CHANGES

Ladner experienced a large Indigenous population increase between 2011-2016 (of 250 individuals).

In terms of percentages, the Indigenous population accounted for 2% of Ladner's population in 2006 and 2011, 3% of the population in 2016, and 4% of the population in 2021.

The Indigenous population in Delta, in comparison, accounted for 2% of the city's population in 2006 and 2011, and 3% of the population in 2016 and 2021.

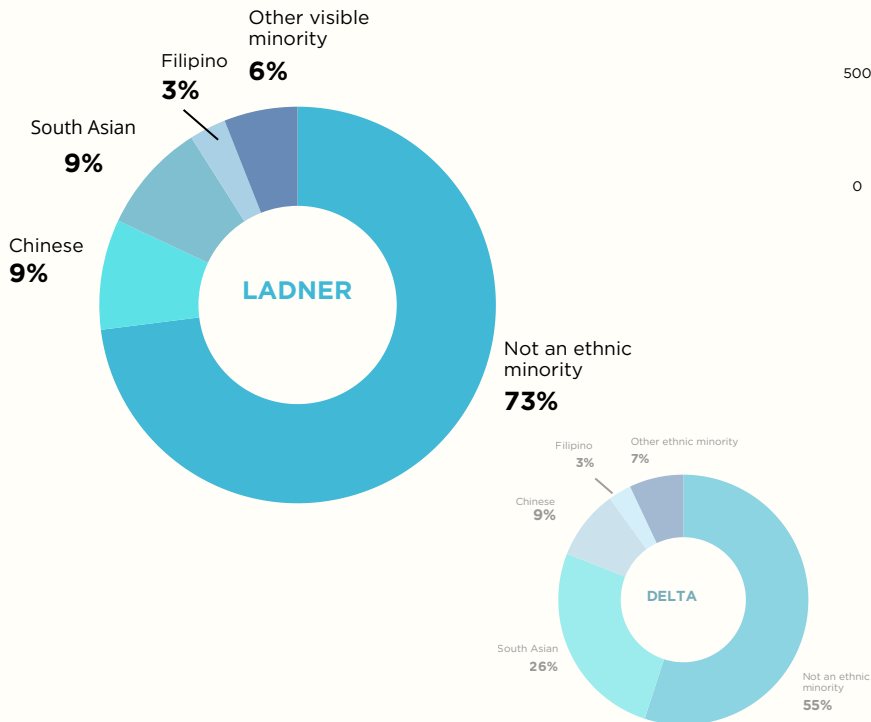


ETHNIC GROUPS

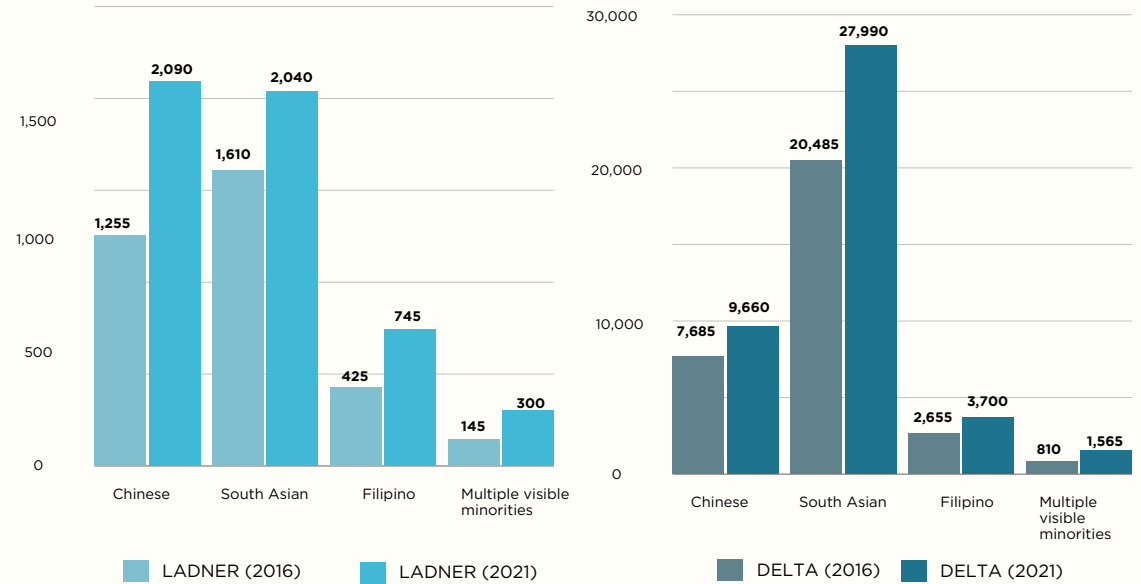
TOP 4 ETHNIC GROUPS

In 2021, the most common racialized groups in Ladner were the Chinese and South Asian population (accounting for 9% of the population each). Around 26% of Delta's population is South Asian, while only 9% of Ladner is. However, the percentage of the Chinese population is the same in both Ladner and Delta.

Around 73% of Ladner's population is not an ethnic minority, while around 55% of Delta's population is not an ethnic minority



TOP 4 ETHNIC MINORITY POPULATION CHANGES 2016-2021

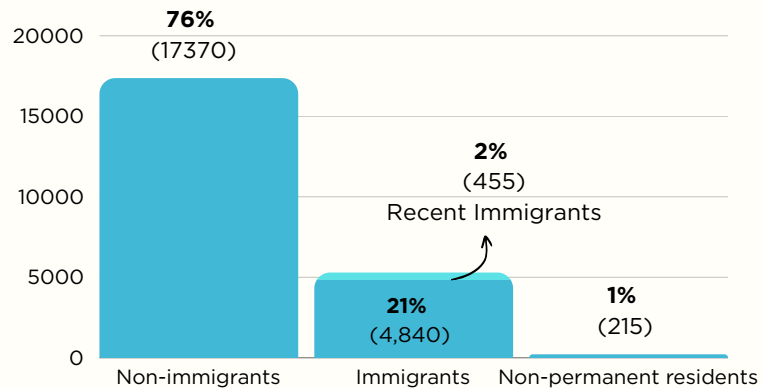


Between 2016-2021, the largest ethnic minority population increases in Ladner and Delta were for people of Chinese, South Asian, Filipino, and multiple visible minority ethnic origins.

The largest population increase in Ladner between 2016-2021 was in the Chinese population, and approximately 42% of Delta's surge in the Chinese population is due to this population increase in Ladner.

IMMIGRATION

COUNT OF IMMIGRANTS

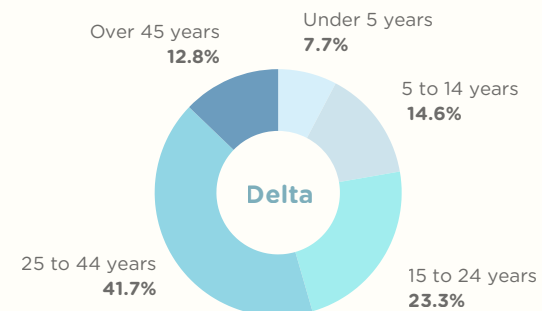
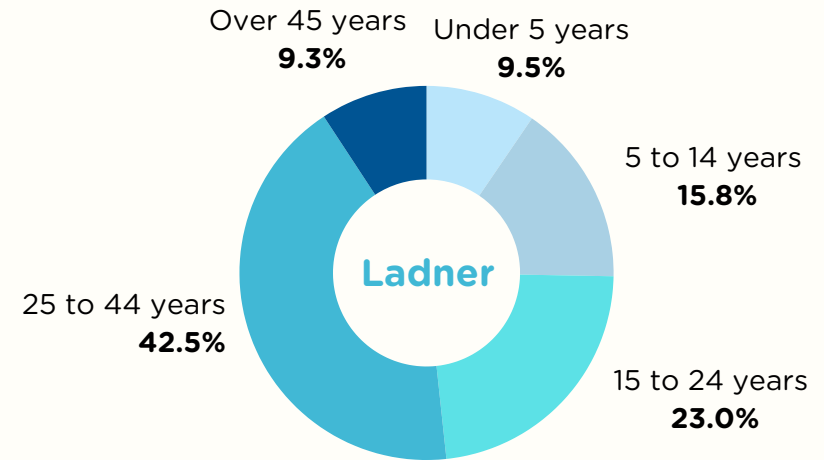


In 2021, 23% of the population were immigrants. This is lower than Delta (33%).

The percentage of non-immigrants is much higher in Ladner compared to Delta (76-63%). Delta also has a 3.5 times higher percentage of non-permanent residents compared to Ladner (3.5% vs 1%). Recent immigrants are a subsection of immigrants (2016-2021).

AGE OF IMMIGRATION

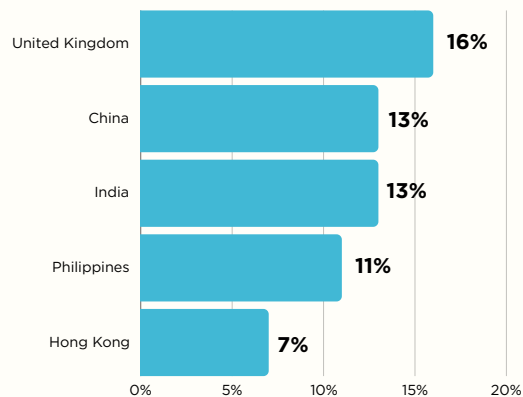
When broken down by age of immigration among immigrants, Ladner has a higher percentage of immigrants who immigrated when they were 25-44 (42.5 vs 41.7%), whereas Delta has a higher percentage of immigrants over 45 years old (12.8 vs 9.3%).



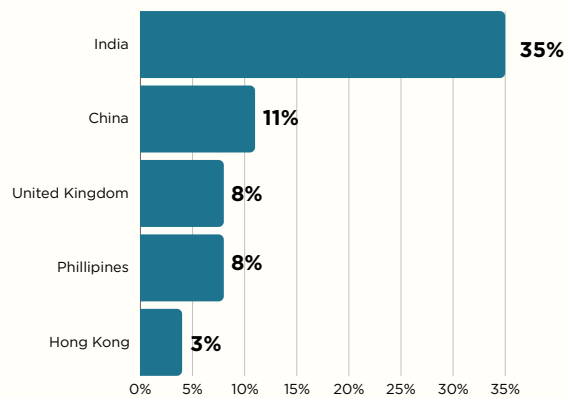
IMMIGRATION

TOP 5 PLACES OF ORIGIN FOR IMMIGRANTS

In 2021, the top place of origin for immigrants to Ladner was the United Kingdom (16%). In comparison, the top place of origin for immigrants to Delta was India (35%).



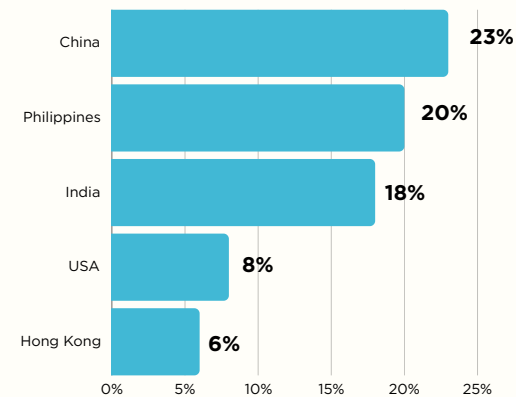
LADNER



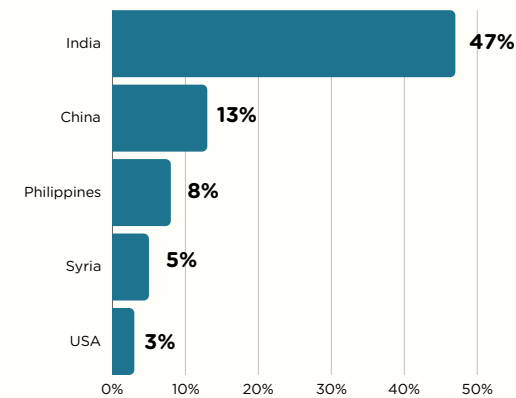
DELTA

TOP 5 PLACES OF ORIGIN FOR RECENT IMMIGRANTS

In 2021, the top place of origin for recent immigrants to Ladner was China (23%). In comparison, the top place of origin for recent immigrants to Delta was India (47%).



LADNER



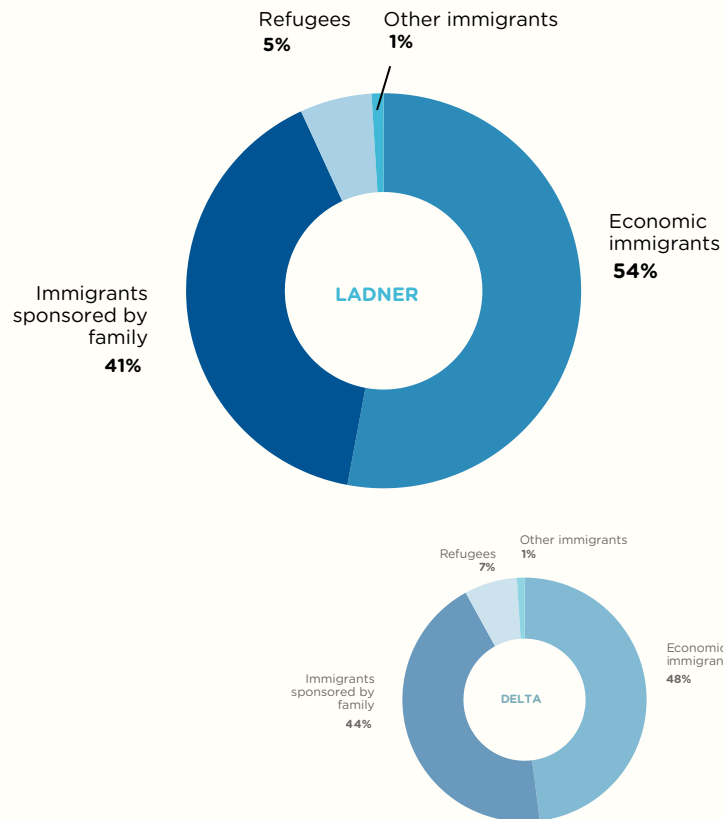
DELTA

IMMIGRATION

CATEGORY OF IMMIGRANTS

In 2021, 54% of Ladner's immigrants were economic immigrants. This is a slightly higher percentage than Delta's economic immigrants, which is 48%.

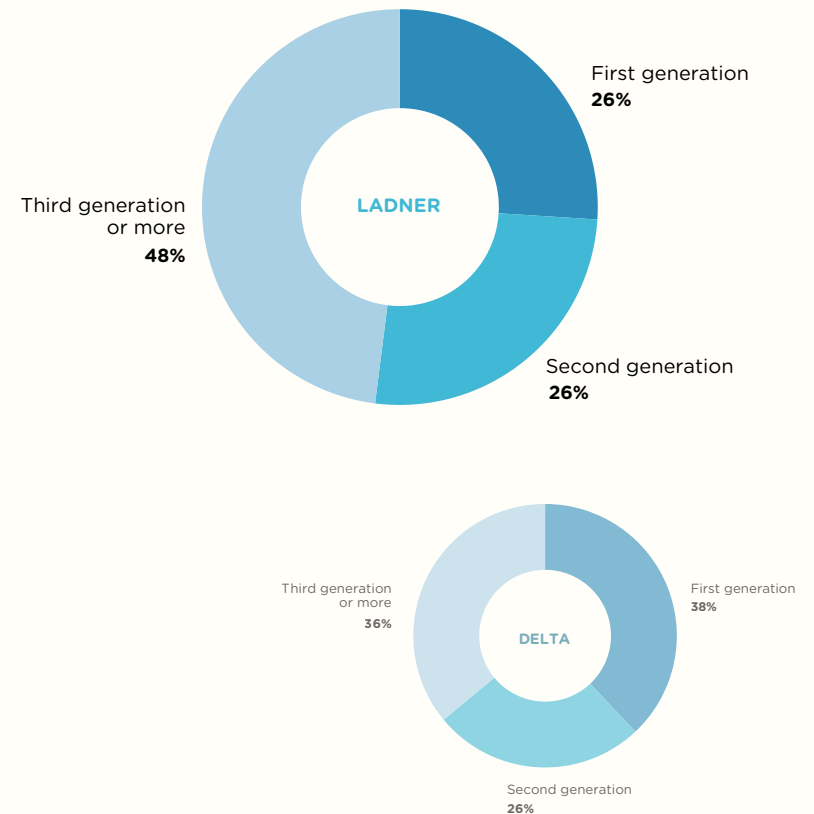
Ladner has slightly less immigrants sponsored by families than Delta (41% vs. 44%), and around the same percentage of refugees (5% vs. 7%).



GENERATION STATUS

In 2021, 48% of Ladner's population was third generation or more, whereas 36% of Delta's population was third generation or more.

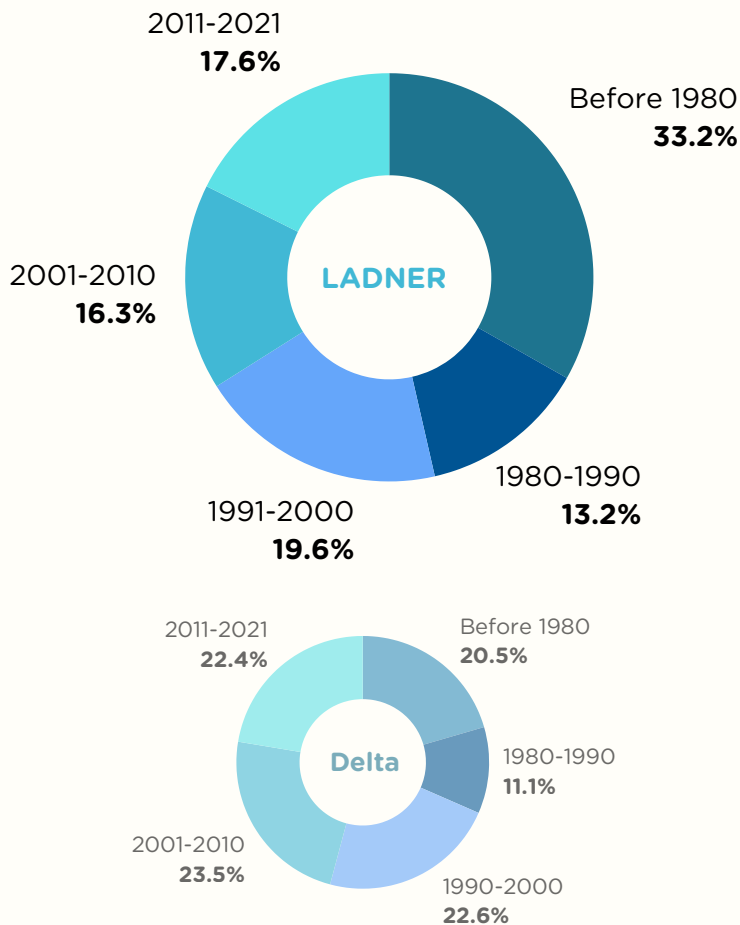
In 2016, 49% of Ladner's population was third generation or more, and 40% of Delta's population was third generation or more. Ladner's immigrant population increased by a small amount and Delta's immigrant population experienced a large increase.



IMMIGRATION

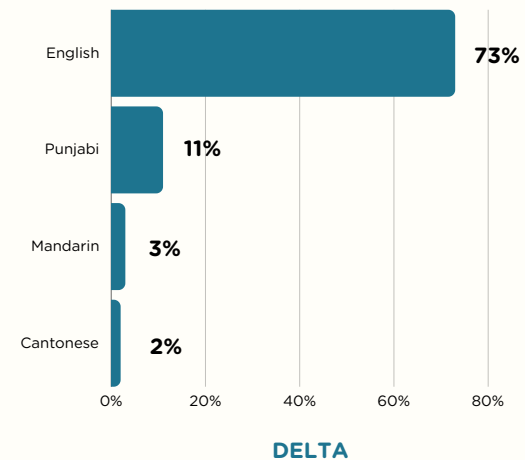
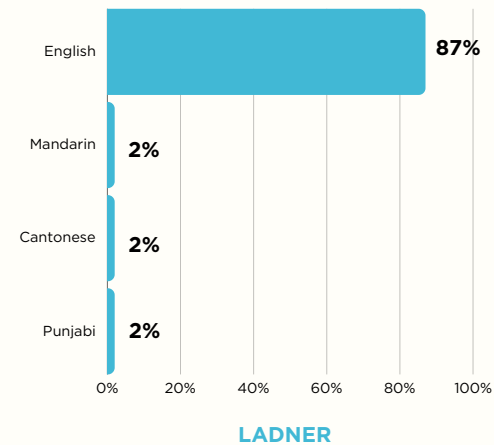
PERIOD OF IMMIGRATION

In 2021, when broken down by period of immigration among immigrants, Ladner has a higher percentage of immigrants from before 1980 than Delta (33.2% vs. 20.5%), whereas Delta has a higher percentage of immigrants from 2011-2021 than Ladner (22.4% vs 17.6%)



MOST COMMON LANGUAGE SPOKEN AT HOME

In 2021, 87% of Ladner residents spoke English at home, this is much higher than the percentage for Delta, where 73% spoke English.







HOUSING

NUMBER OF MAIN DWELLING UNITS

In 2021, single-detached homes accounted for 53% of Ladner's dwelling units and 56% of Delta's dwelling units. Semi-detached dwellings and row houses in Ladner experienced a 1% increase between 2016-2021 (from 14% to 15%). Delta experienced an increase of 1% for these dwelling types (from 8% to 9%).

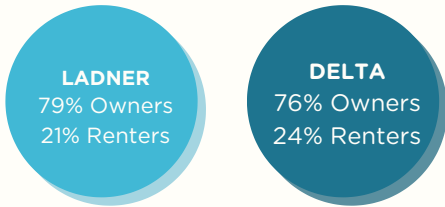
Between 2016-2021, Ladner experienced a 1% increase in apartment dwellings relative to other housing types (from 30% to 31%). Similarly, Delta experienced a 2% increase in apartment dwellings relative to other housing types (from 33% to 35%).

TYPE	LADNER	DELTA
 Single-detached Dwellings	53% (4,820)	56% (21,130)
 Semi-detached Dwellings, Row houses	15% (1,390)	9% (3,235)
 Apartments	31% (2,755)	35% (13,495)
 Other	<1% (50)	1% (195)
Total Dwelling Units	9,030	38,055

HOUSING

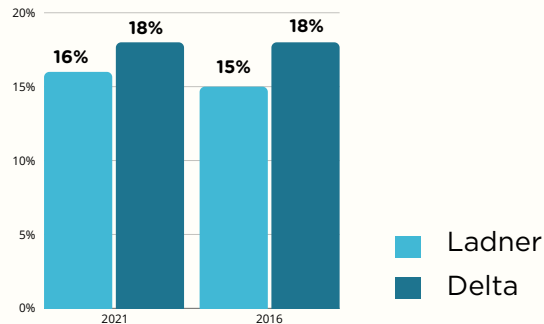
TENURE

In 2021, there were slightly more homeowners in Ladner than in Delta (79% vs. 76%).



OWNER HOUSEHOLDS THAT SPENT 30% OR MORE OF INCOME ON SHELTER COSTS

In 2021, the percentage of owner households which spent 30% or more of their income on shelter costs was 2% lower in Ladner than in Delta. In 2016, Ladner had 1% fewer homeowners spend 30% of their income or more on shelter costs (15% vs. 16%) compared to 2021, while this percentage remained constant in Delta between 2016 and 2021.

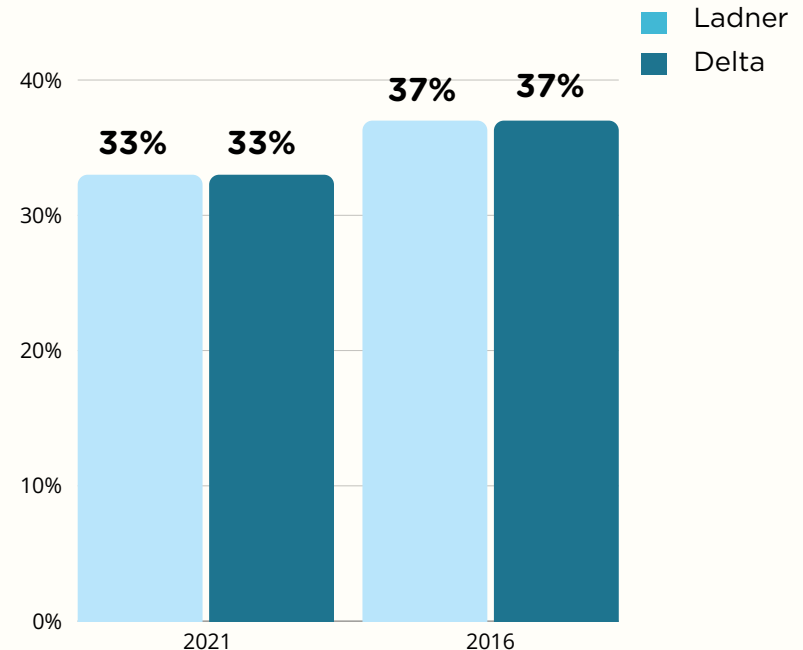


TENANT HOUSEHOLDS THAT SPENT 30% OR MORE OF INCOME ON SHELTER COSTS

In 2021, the percentage of tenant households in Ladner that spent 30% of their income or more on shelter were the same as in Delta (33% of tenants).

In 2016, Ladner and Delta also had the same proportion of renters who spent 30% or more of their income on shelter costs (37%).

This similarity in percentages is slightly surprising as Delta's housing market is more expensive than Ladner's. In Ladner, the average dwelling value is \$1,066,000 and, in Delta, it is \$1,171,000.



INCOME

AVERAGE TOTAL INCOME OF HOUSEHOLDS (2020)

Between 2015 and 2020, the average total income of households in Ladner increased from \$107,734 to \$121,800. Delta experienced an average total household income increase from \$111,760 (2015) to \$127,800 (2020). However, the reported total income of households may be significantly influenced by the Canada Emergency Response Benefit (CERB) payment program.

In general, household incomes in Ladner and Delta are relatively similar, however, Delta's average total income of households is \$6,000 higher than Ladner's.

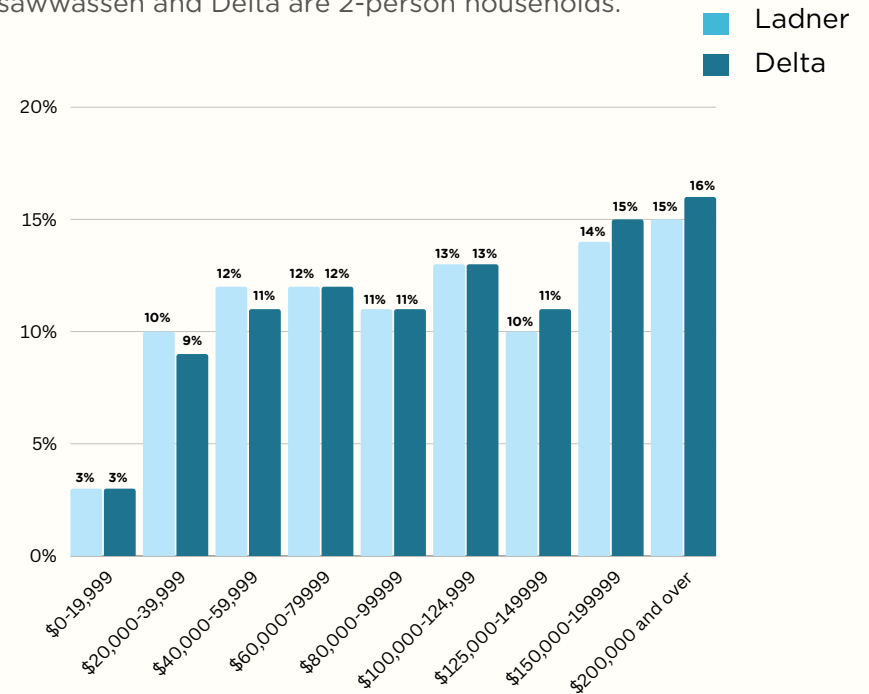
TYPE	LADNER	DELTA
Average total income of households	\$121,800	\$127,800
Average total income of one-person households	\$56,650	\$56,400
Average total income of two-or-more-person households	\$143,200	\$146,200

INCOME GROUPS OF HOUSEHOLDS (2020)

The percentage of the population in each household income group was very similar in Ladner and Delta. The household income distribution was so similar that there were no percentage differences above 1% for each income group.

Approximately 13% of households in Ladner and 12% of households in Delta have a total income of below \$40,000 per year.

The poverty line for households in British Columbia is determined by the number of persons per household. For example, the poverty line for a family of four is \$40,000. The majority of households in Tsawwassen and Delta are 2-person households.



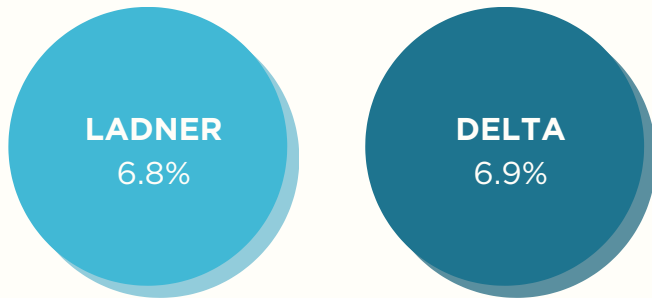
INCOME

PERSONS IN-LOW INCOME

In 2020, approximately 6.8% of Ladner's population (1,565 individuals) and 6.9% (7,375 individuals) of Delta's population were considered to be low-income.

In 2015, 7.9% of Ladner's population and 9.7% of Delta's population were considered to be low-income. The decrease in low-income individuals from 2015-2020 could partially be attributed to the Canada Emergency Response Benefit (CERB) payment program.

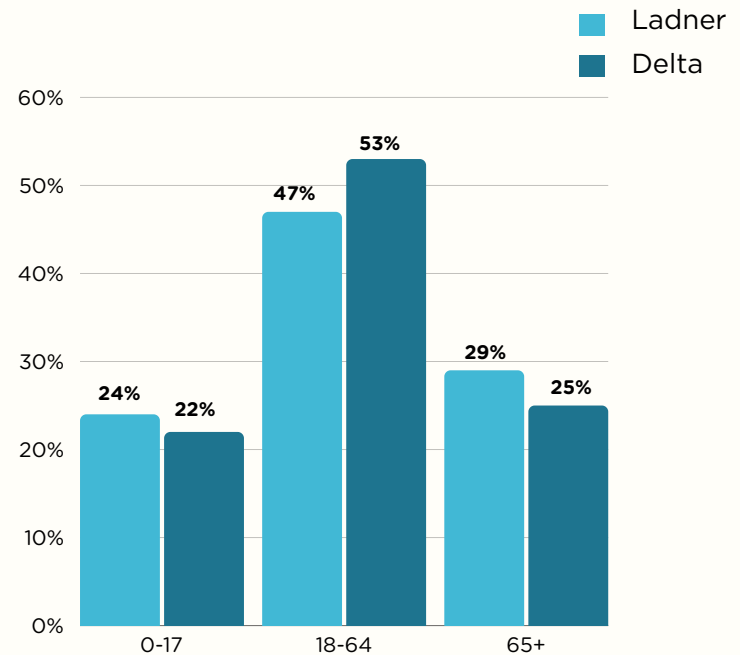
*Note: Persons in low-income calculations were based on the low-income tax measure, after tax (LIM-AT). This refers to a fixed percentage (50%) of median-adjusted after-tax income of private households.



AGE OF PERSONS IN-LOW INCOME

In 2020, age groups between 18-64 accounted for 47% of the low-income population in Ladner (740 individuals), and 53% of the low-income population in Delta (3,905 individuals). The smallest low-income population group in Ladner and Delta were those aged 0-17 years of age, which accounted for 24% of Ladner's low-income population (375 individuals) and 22% of Delta's low-income population (1,640 individuals).

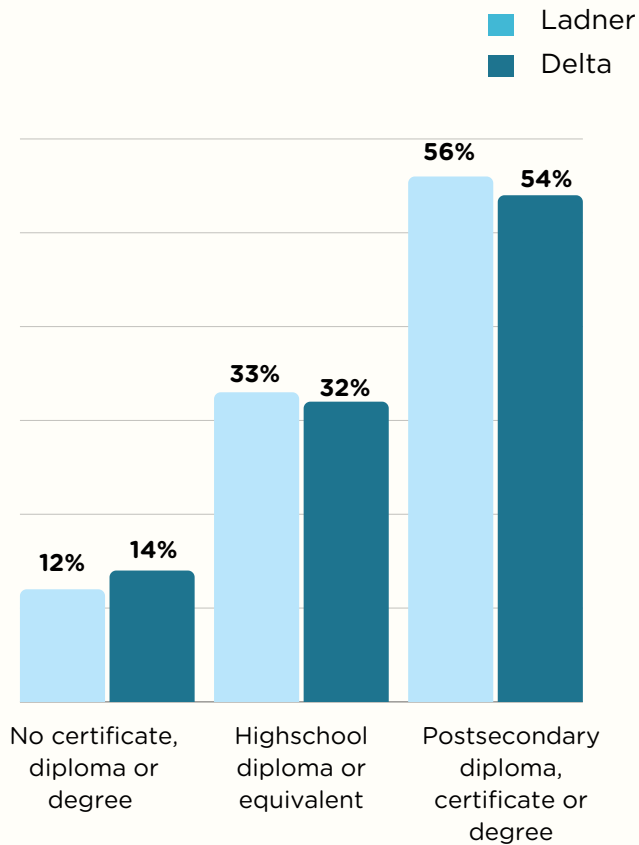
Those aged 65+ accounted for 29% of low-income persons in Ladner (450 individuals), compared to 25% of low-income persons in Delta (1,825 individuals).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

In 2021, 56% of Ladner's population had a postsecondary certificate, diploma or degree, compared to 54% of Delta's population. Postsecondary education is the most common level of education attained, and 44% of Ladner's population and 46% of Delta's population did not attain postsecondary credentials.

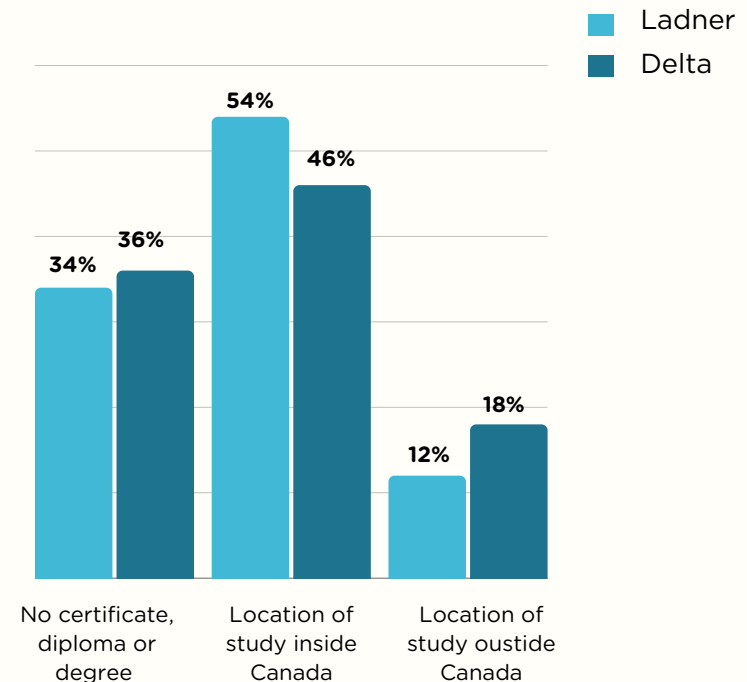


LOCATION OF STUDY

According to Statistics Canada, location of study refers to "the country where the person's highest certificate, diploma or degree above high school level was completed."

In 2021, approximately 54% of Ladner's sample population received their postsecondary education in Canada, and approximately 46% of Delta's sample population had received their postsecondary education in Canada.

Studying outside of Canada was less popular in Ladner than in Delta. The top 3 foreign study locations for Ladner were: the U.S., Philippines, and China. The top 3 foreign study locations for Delta were: India, China, and the Philippines.

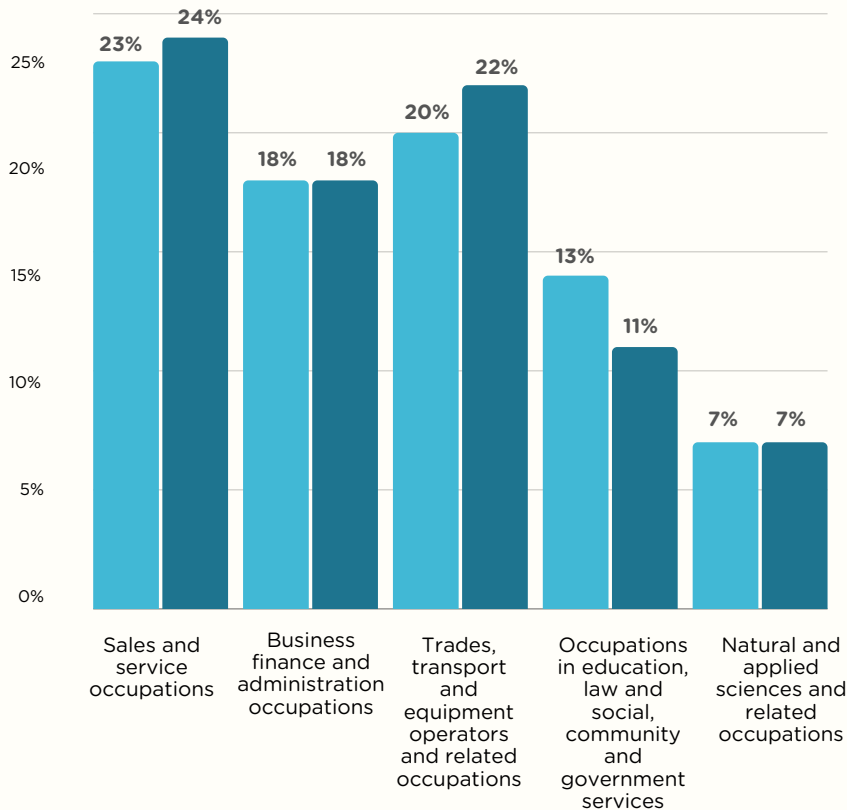


LABOUR FORCE

TOP 5 MAJOR OCCUPATIONS & LABOUR FORCE STATUS

In 2021, 14% of Ladner's population worked in education, law, and social, community and government services while 11% of Delta's population worked in the same industry. In both communities, the natural and applied sciences industry accounted for the employment of 7% of the total population.

Ladner has a slightly smaller employment rate than Delta. This is slightly surprising due to the similar age demographics in both communities (21% of the population in both communities are 0-19 years of age, and, for persons aged 65+, there are 23% in Ladner and 21% in Delta).



Employment Rate

59.4%	LADNER
59.2%	DELTA

Unemployment Rate

6.4%	LADNER
7.3%	DELTA