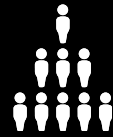




Land mass
20.69 km²
 (Delta: 179.66 km²)



Population
60,769
 (Delta: 108,455)



Immigrant population
41%
 (Delta: 33%)



Visible minority
63%
 (Delta: 45%)



Renters
26%
 (Delta: 24%)



Average household income
\$124,000
 (Delta: \$127,800)



Unemployment rate
7.7%
 (Delta: 7.3%)



Average value of dwellings
\$1,132,900
 (Delta: \$1,171,000)

North Delta is the most populous of Delta's three communities (North Delta, Ladner, and Tsawwassen).

North Delta is home to a large amount of green space and an ethnically-diverse population. This profile will compare North Delta with Delta to highlight trends between the community and the rest of the city.

POPULATION & FAMILIES

POPULATION

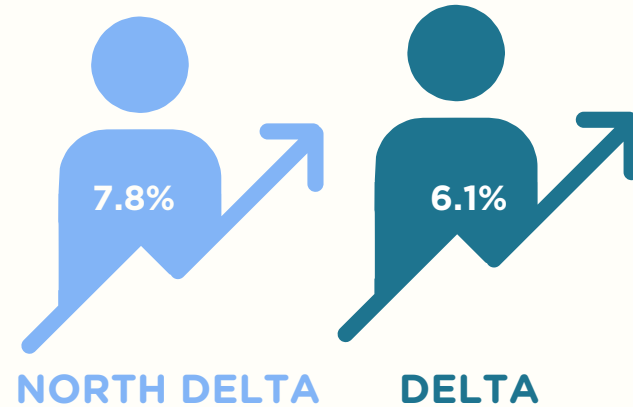
In 2021, the population of North Delta was 61,499. This accounts for 57% of Delta's total population of 108,455.

Similarly, in 2016, the population of North Delta was 56,017, which accounted for 55% of Delta's total population of 102,238.



- North Delta
- Rest of Delta

POPULATION GROWTH



North Delta's population increased by 7.8% between 2016 and 2021, while Delta's population increased by 6.1%.

Between 2016 and 2021, British Columbia experienced a 7.6% population increase. North Delta's population increased above the provincial average (at 7.8%), while Delta's population increased below the provincial average (at 6.1%).

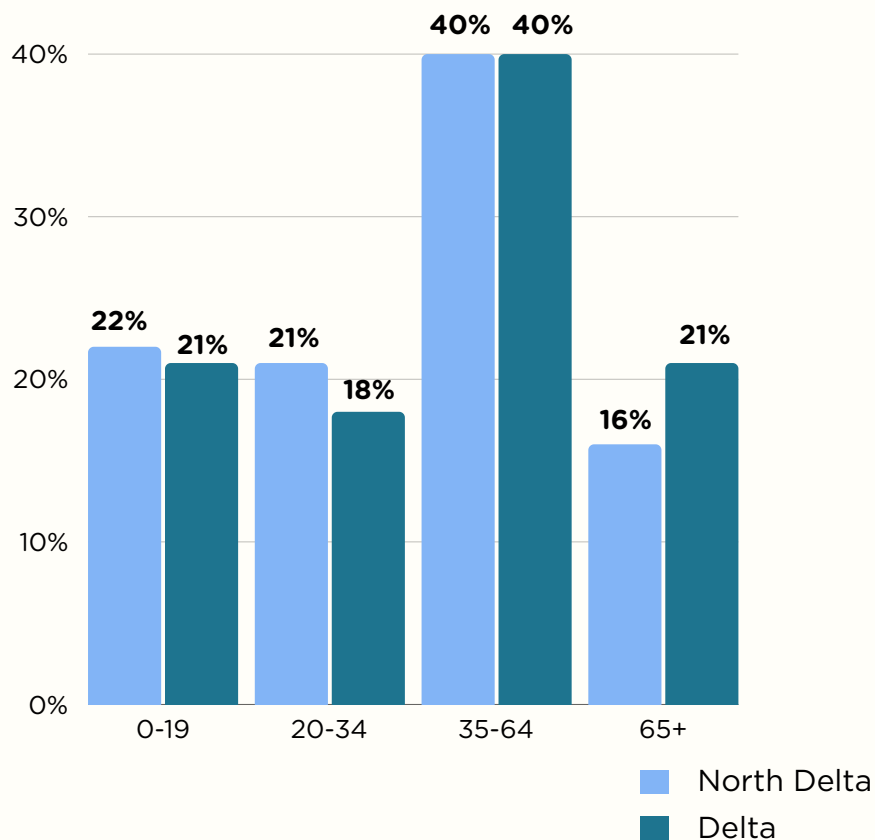
North Delta and Delta have been experiencing large population increases since 2016. Between 2011 and 2016, North Delta's population increased by 4.4% (nearly half its current population growth) and Delta's population increased by 2.4%. These increases are much lower than North Delta and Delta's 2016-2021 population growth.

POPULATION & FAMILIES

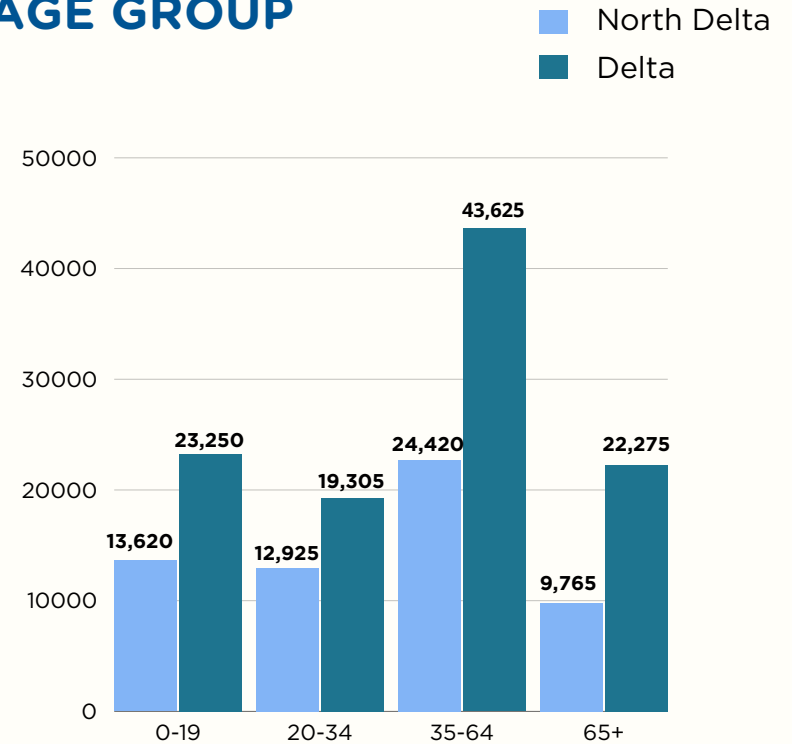
POPULATION BY AGE GROUP (%)

In 2021, 16% of North Delta's population was aged 65 years or older, compared to 21% of Delta's population. North Delta has more persons aged between 0-34 than Delta (43% vs. 39%).

North Delta is the most popular community for young persons in Delta.



POPULATION BY AGE GROUP



North Delta's largest age group demographic is for the population aged between 35-64, and it's lowest age group demographic is for the population aged 65 and older. The lowest age group demographic for the City of Delta is for those aged 20-34.

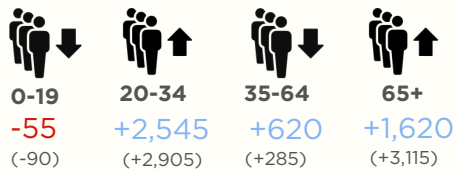
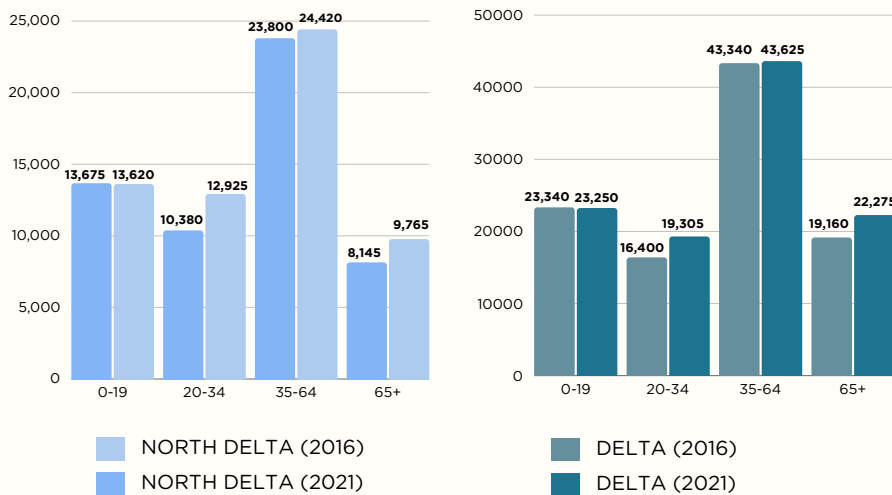
Delta has over double the amount of persons aged 65 and older in comparison to persons aged 20-34. In North Delta, there are 3,180 more individuals that are in the 20-34 age group than in the 65 years or older age group.

POPULATION & FAMILIES

2016-2021 POPULATION

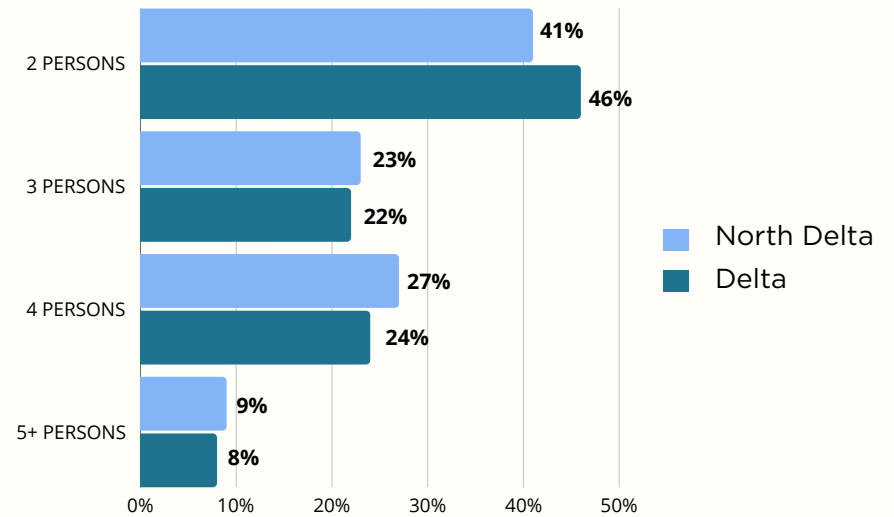
Between 2016-2021, North Delta experienced an increase in the age group populations of 20-34 (by 2,545 individuals) and 65 years or older (by 1,620 individuals).

The highest age population increase in the City of Delta was for those aged 65+, where the population increased by 3,115 individuals between 2016-2021.



*Note: Numbers in brackets report statistics for Delta.

FAMILY CHARACTERISTICS



In 2021, North Delta had significantly less 2-person families than Delta (41% vs. 46%), North Delta also has 3% more 4-person families than Delta (27% vs. 24%).

In 2016, 40% of families in North Delta consisted of 2-persons. This marks only a 1% increase in the number of 2-person families from 2016-2021.

Delta, in comparison, has experienced a 14% increase in 2-person families between 2016 and 2021. In 2016, 32% of the city's families were 2-person.

INDIGENOUS

INDIGENOUS POPULATION

In 2021, there were 1,555 persons that identified as Indigenous living in North Delta (3% of North Delta's total population). In the City of Delta, 3,180 individuals identified as Indigenous (3% of Delta's total population).

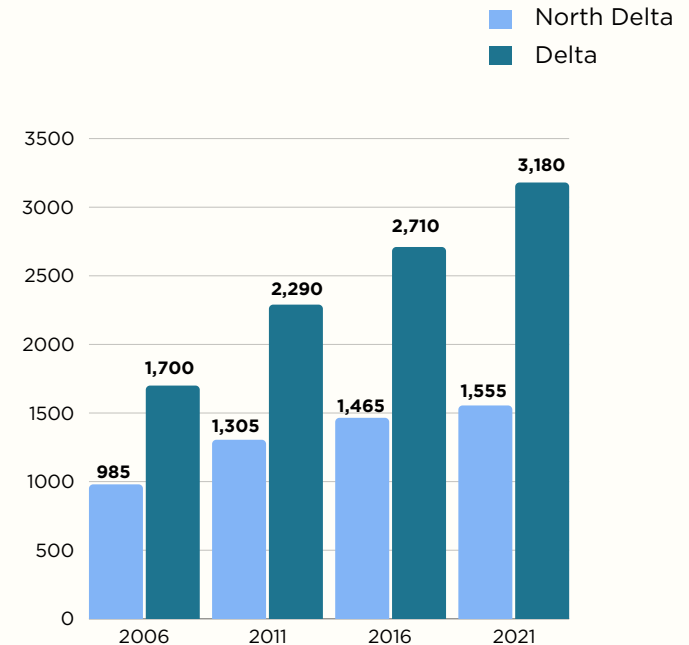
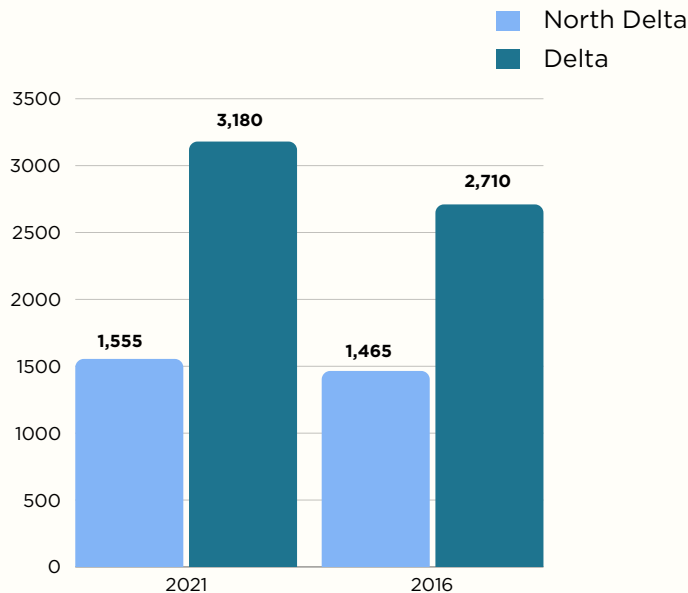
The City of Delta recognizes that it is located on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. It is dedicated to nurturing a strong relationship with the Indigenous population through partnerships 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

North Delta experienced a large Indigenous population increase of 325 individuals between 2006-2011.

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

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



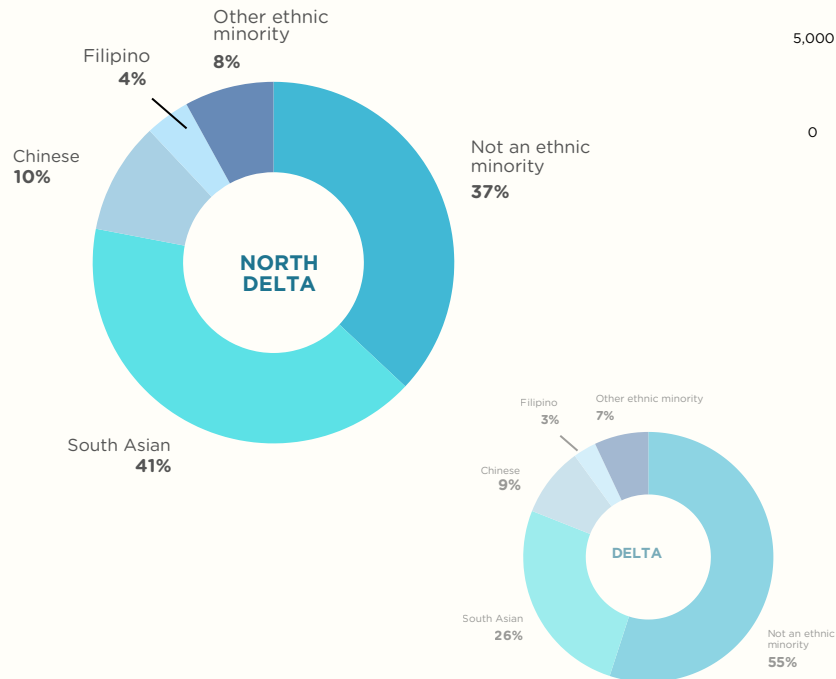
ETHNIC GROUPS

TOP 4 ETHNIC GROUPS

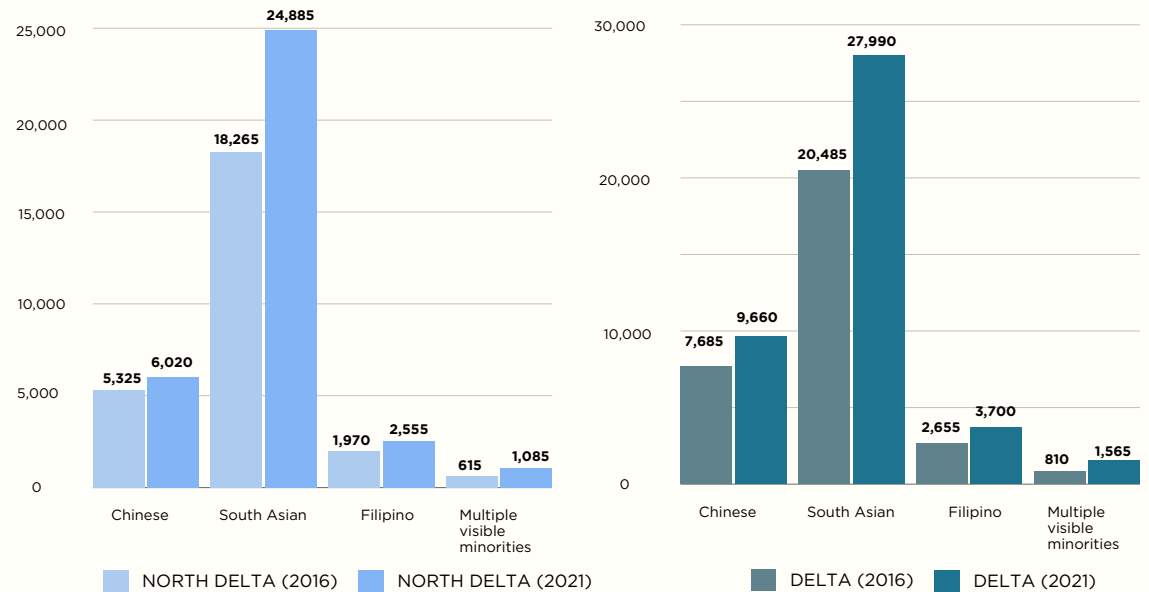
In 2021, the most common racialized groups in North Delta were the South Asian population (41% of total population), Chinese population (10% of total population) and the Filipino population (4% of total population).

The City of Delta had the same most common racialized groups, with South Asians accounting for 26% of the total population, Chinese persons accounting for 9% of the total population, and Filipinos accounting for 3% of the total population.

Around 37% of North Delta'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

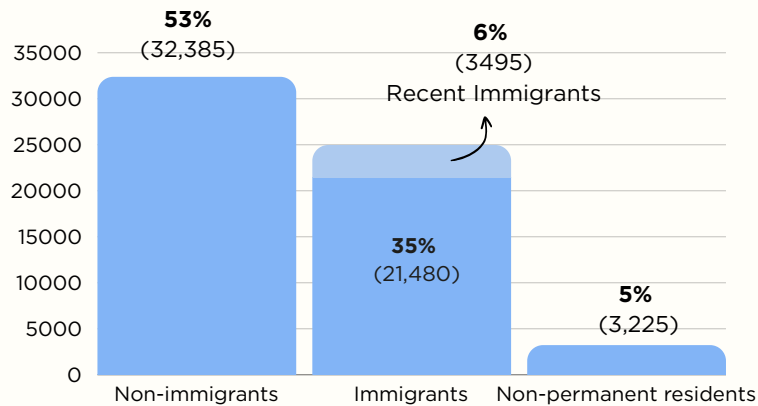


Between 2016-2021, the largest ethnic minority population increases in North Delta and Delta were for people of Chinese, South Asian, Filipino, and multiple visible minority ethnic origins.

The largest population increase in North Delta between 2016-2021 was in the South Asian population, and approximately 88% of Delta's 2021 surge in the South Asian population is due to this population increase in North Delta.

IMMIGRATION

COUNT OF IMMIGRANTS

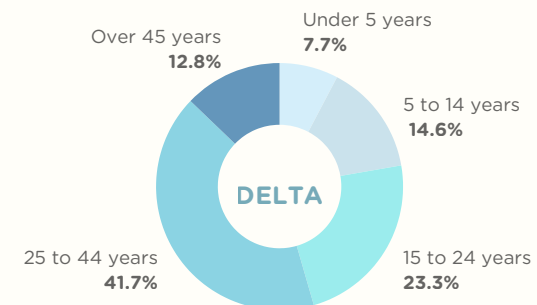
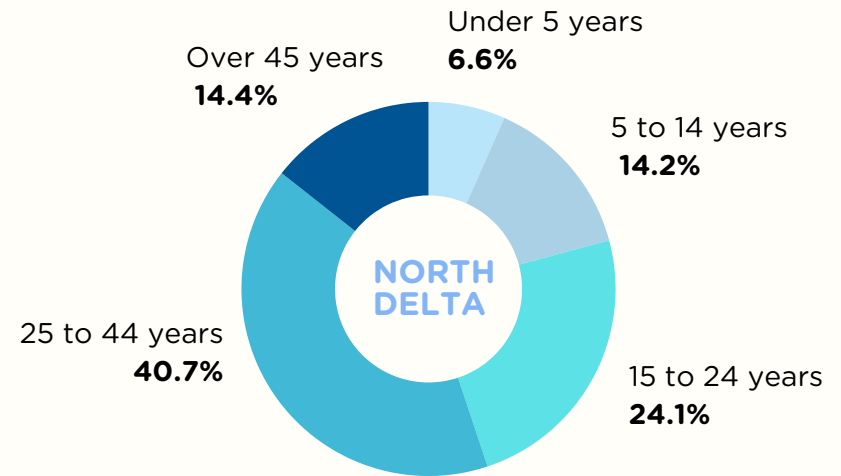


In 2021, 41% of the population were immigrants.

Delta also has a lower percentage of non-permanent residents compared to North Delta (3.5% vs 5%).

AGE OF IMMIGRATION

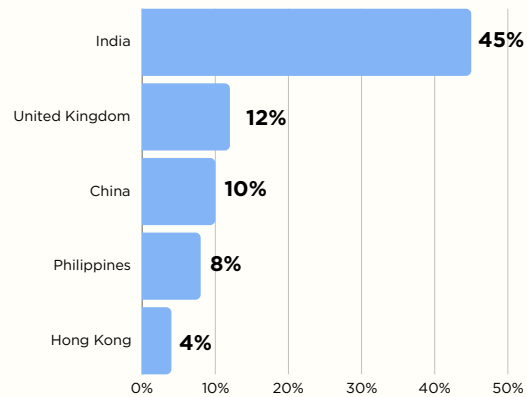
When broken down by age of immigration among immigrants, North Delta has a higher percentage of immigrants who immigrated when they were over 45 years (14.4% vs 12.8%), whereas Delta has a higher percentage of immigrants 25 to 44 years (41.7% vs 40.7%).



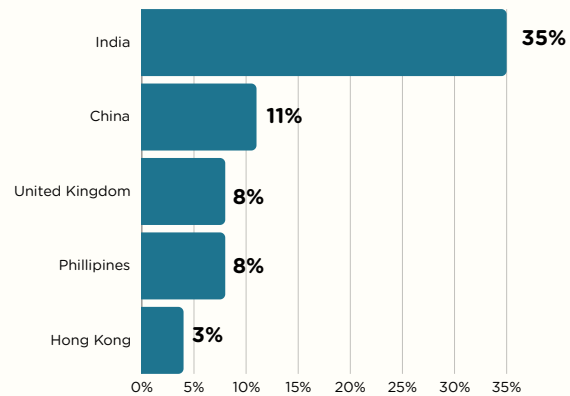
IMMIGRATION

TOP 5 PLACES OF ORIGIN FOR IMMIGRANTS

In 2021, the top place of origin for immigrants to North Delta was India (45%). In comparison, the top place of origin for immigrants to Delta was also from India (35%).



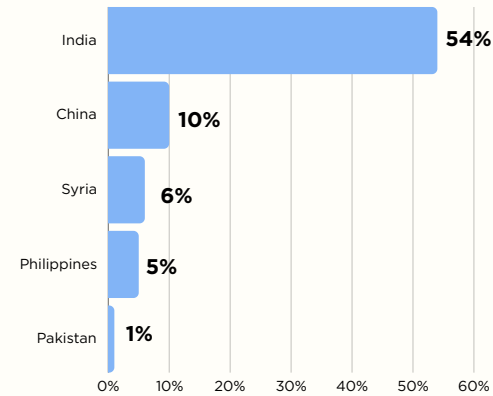
NORTH DELTA



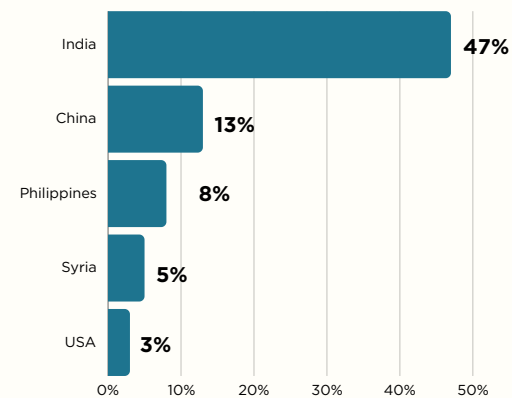
DELTA

TOP 5 PLACES OF ORIGIN FOR RECENT IMMIGRANTS

In 2021, the top place of origin for recent immigrants to North Delta was India (accounting for 54% of recent immigrants). Similarly, the top place of origin for recent immigrants to Delta was India (accounting for 47% of recent immigrants).



NORTH DELTA



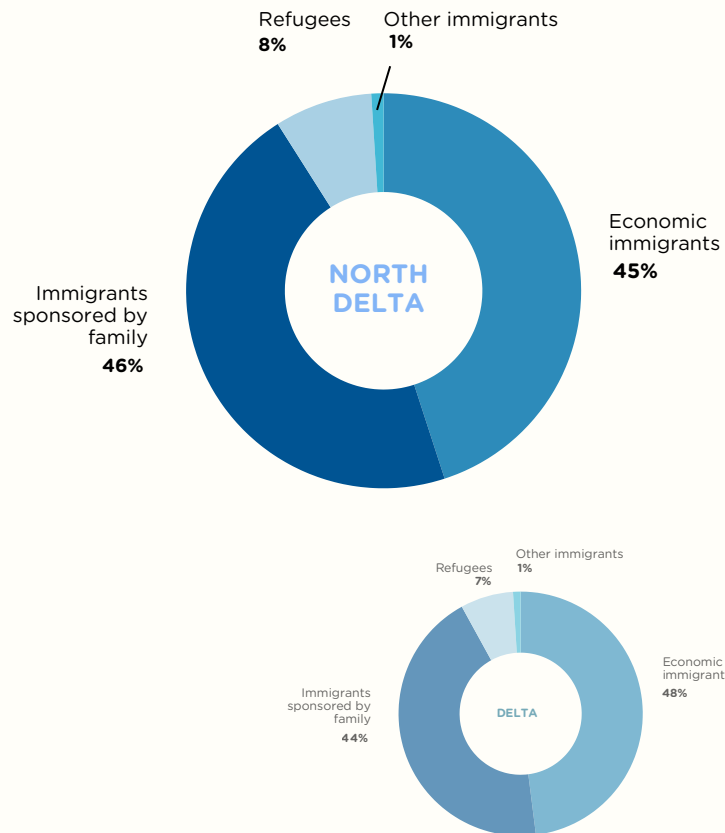
DELTA

IMMIGRATION

CATEGORY OF IMMIGRANTS

In 2021, 45% of North Delta's immigrants were economic immigrants. This is a slightly lower percentage than Delta's economic immigrants, which is 48%.

North Delta has slightly more immigrants sponsored by families than Delta (46% vs. 44%), and around the same percentage of refugees (8% vs. 7%).

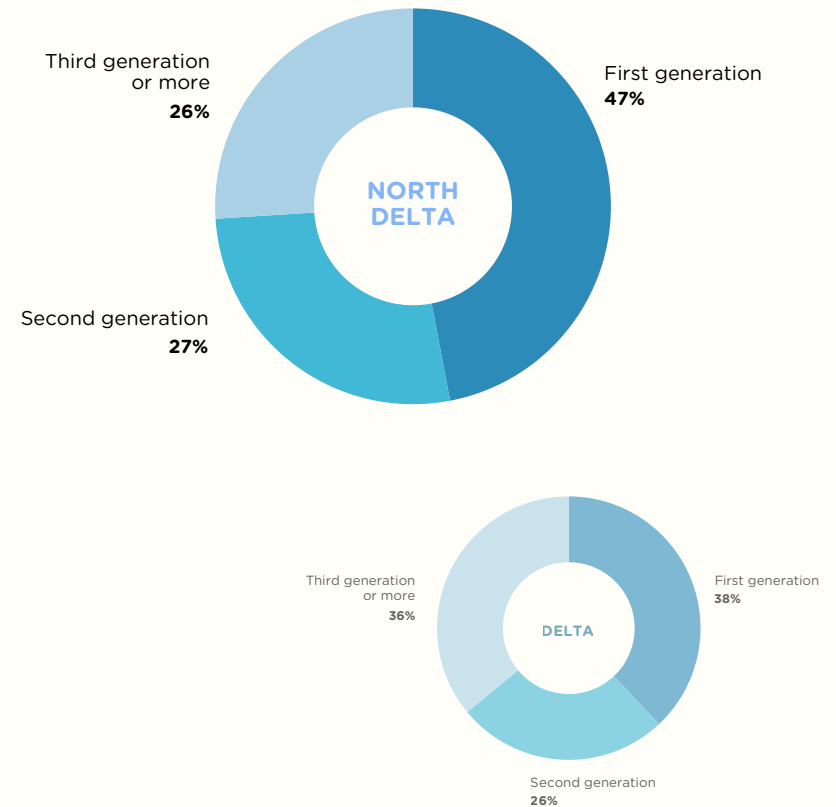


GENERATION STATUS

In 2021, 26% of North Delta's population was third generation or more, whereas 36% of Delta's population was third generation or more.

In 2016, 31% of North Delta's population was third generation or more, and 40% of Delta's population was third generation or more.

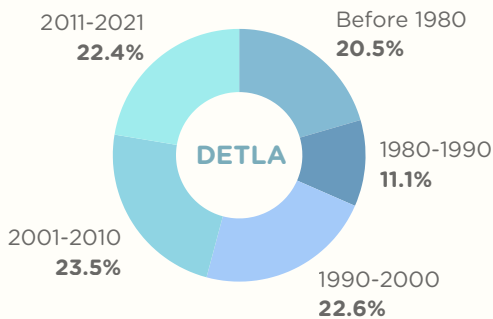
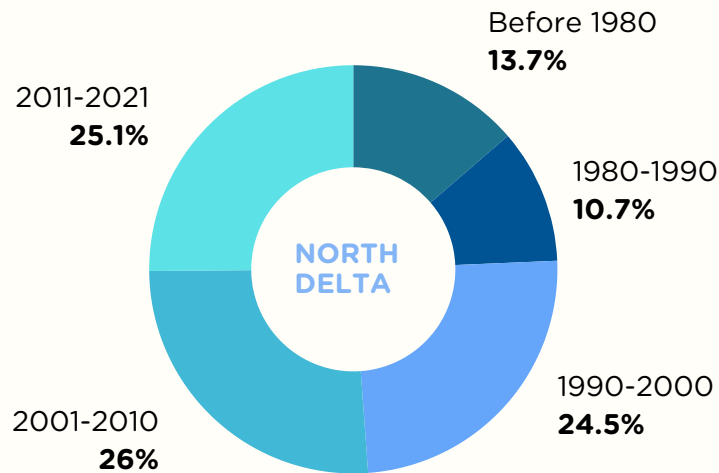
Both communities are experiencing a large increase in immigrants.



IMMIGRATION

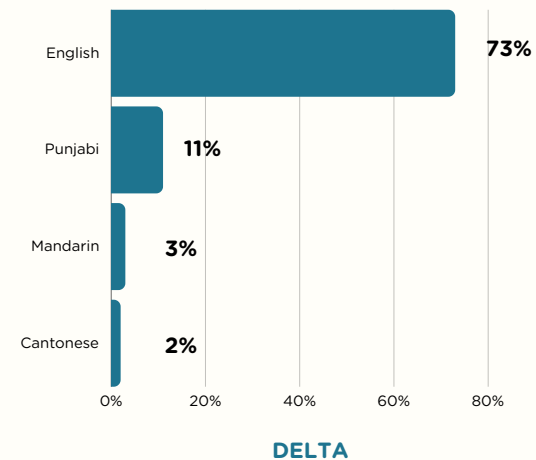
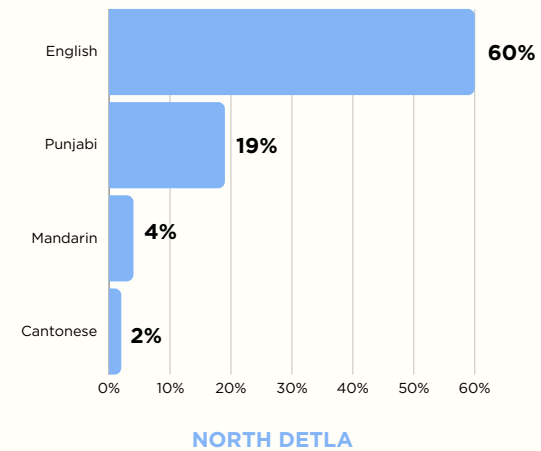
PERIOD OF IMMIGRATION

In 2021, when broken down by period of immigration among immigrants, North Delta has a lower percentage of immigrants from before 1980 than Delta (13.7% vs. 20.5%), whereas Delta has a lower percentage of immigrants from 2011-2021 than North Delta (22.4% vs 25.1%)



MOST COMMON LANGUAGE SPOKEN AT HOME

In 2021, 60% of North Delta residents spoke English most commonly at home. This is a significantly lower percentage than for the City of Delta, where 73% spoke English most commonly at home.







HOUSING

NUMBER OF MAIN DWELLING UNITS

In 2021, single-detached homes accounted for 53% of North Delta's dwelling units and 56% of Delta's dwelling units. Semi-detached dwellings and row houses in North Delta did not increase between 2016-2021 (7%), while Delta experienced a 1% increase for these dwelling types (from 8% to 9%)

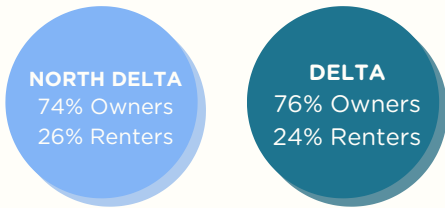
Between 2016-2021, North Delta experienced a 2% increase in apartment dwellings relative to other housing types (from 36% to 40%). Similarly, Delta experienced a 2% increase in apartment dwellings relative to other housing types (from 33% to 35%).

TYPE	NORTH DELTA	DELTA
 Single-detached Dwellings	53% (10,040)	56% (21,130)
 Semi-detached Dwellings, Row houses	7% (1,395)	9% (3,235)
 Apartments	40% (7,570)	35% (13,495)
 Other	<1% (5)	1% (195)
Total Dwelling Units	18,635	38,055

HOUSING

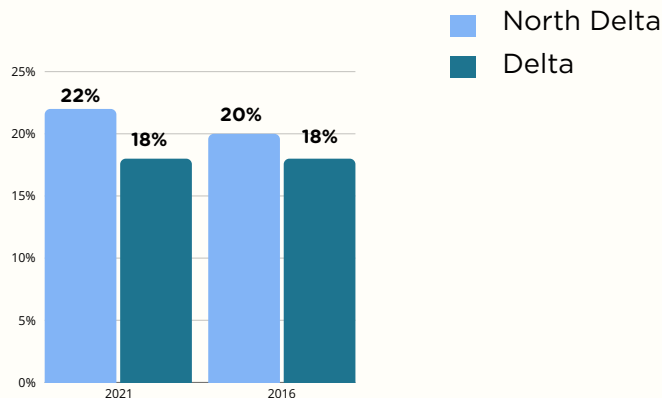
TENURE

In 2021, there were slightly less homeowners in North Delta than in Delta (74% vs. 76%).



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

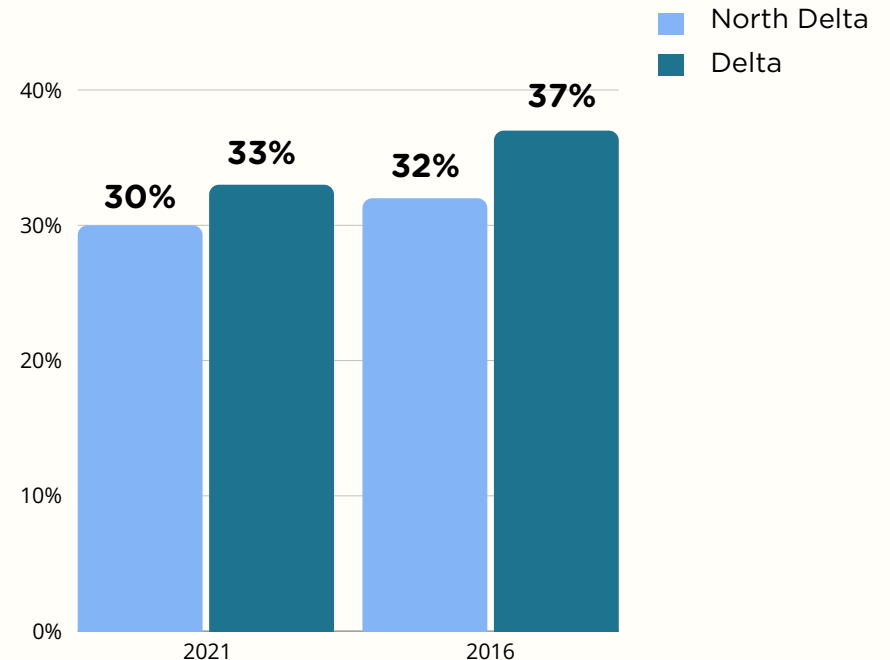
In 2021, the percentage of owner households which spent 30% or more of their income on shelter costs was 4% higher in North Delta than in Delta. In 2016, North Delta had 2% more owner households spend 30% or more of their income on shelter in comparison to Delta (20% vs. 18%).



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

In 2021, 30% of tenant households in North Delta spent 30% of their income or more on shelter costs. Delta, in comparison, had 33% of its tenant households spend 30% of their income or more on shelter costs.

The slightly lower proportion of tenant spending on shelter costs in North Delta could be due to the community's less expensive rental market.



INCOME

AVERAGE TOTAL INCOME OF HOUSEHOLDS (2020)

Between 2015 and 2020, the average total income of households in North Delta increased from \$104,400 to \$124,000. 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, regardless of household type, households in North Delta have slightly lower incomes than households in the City of Delta.

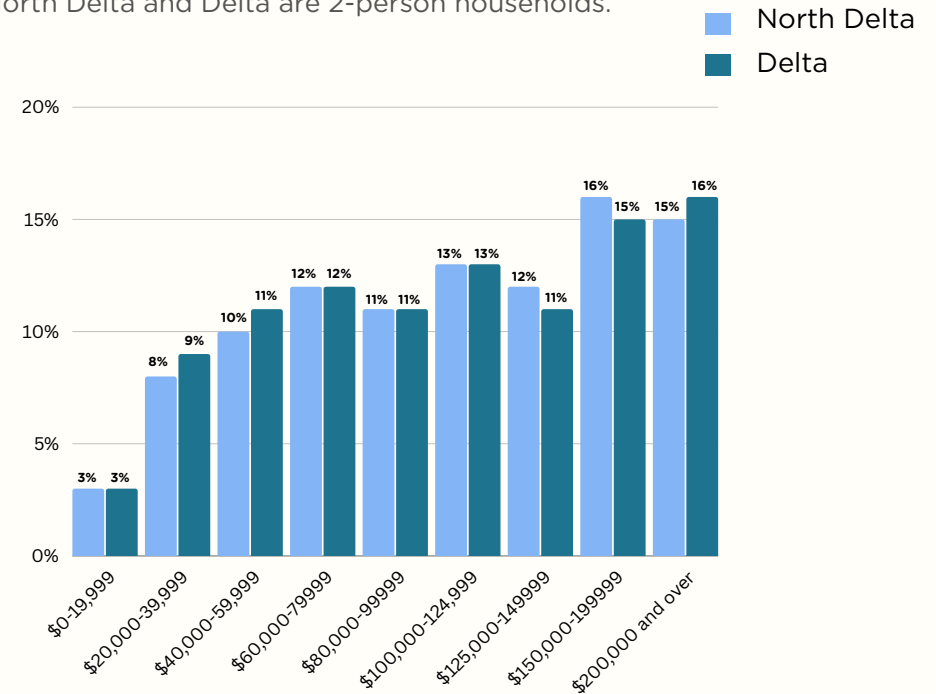
TYPE	NORTH DELTA	DELTA
Average total income of households	\$124,000	\$127,800
Average total income of one-person households	\$47,700	\$56,400
Average total income of two-or-more-person households	\$134,300	\$146,200

INCOME GROUPS OF HOUSEHOLDS (2020)

The percentage of the population in each household income group was similar in North Delta and Delta. The household income distribution was so similar that there were no percentage differences above 2% for each income group.

Approximately 13% of households in North Delta 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 North Delta and Delta are 2-person households.



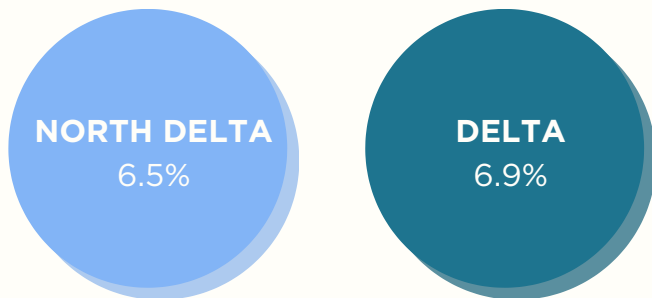
INCOME

PERSONS IN-LOW INCOME

In 2020, approximately 6.5% of North Delta's population (1,565 individuals) and 6.9% (7,375 individuals) of Delta's population were considered to be low-income.

In 2015, 10.7% of North Delta'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.

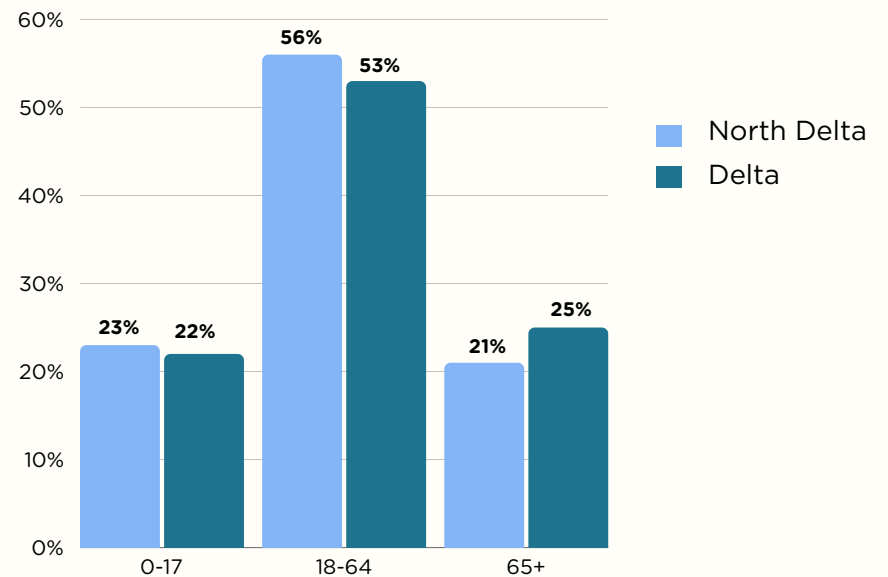


AGE OF PERSONS IN-LOW INCOME

In 2020, age groups between 18-64 accounted for 56% of the low-income population in North Delta (2,225 individuals), and 53% of the low-income population in Delta (3,905 individuals).

Youths aged 0-17 accounted for 23% of the low-income population in North Delta (900 individuals), and 22% of the low-income population in Delta (1,640 individuals).

Seniors aged 65 years and older accounted for 21% of the low-income population in North Delta (825 individuals) and 25% of the low-income population in Delta (1,825 individuals). North Delta's smallest low-income age demographic are seniors, whereas Delta's smallest low-income age demographic are youths.

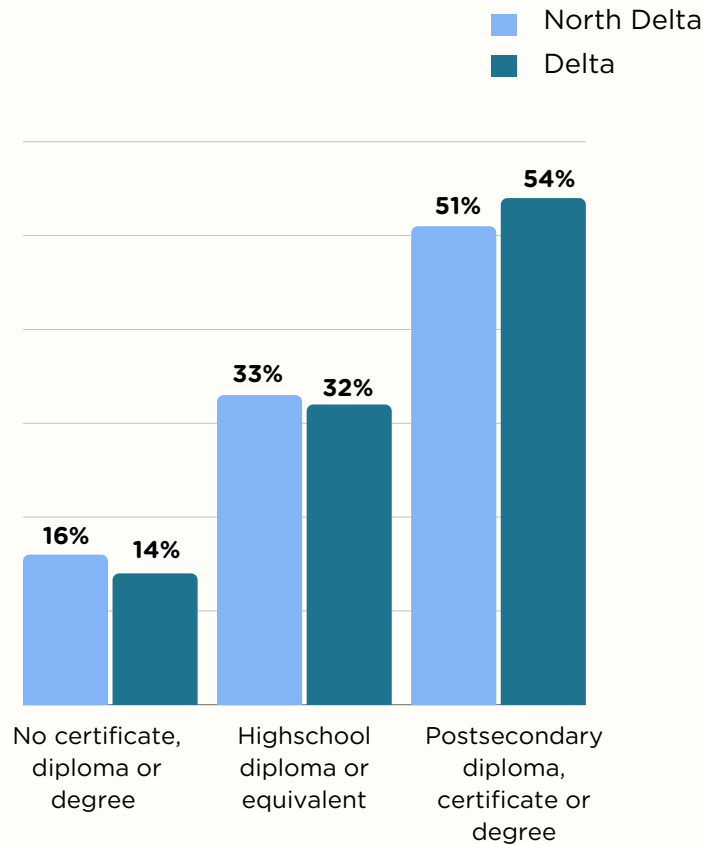


EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

In 2021, 51% of North Delta'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 49% of North Delta's population and 46% of Delta's population did not attain postsecondary credentials.

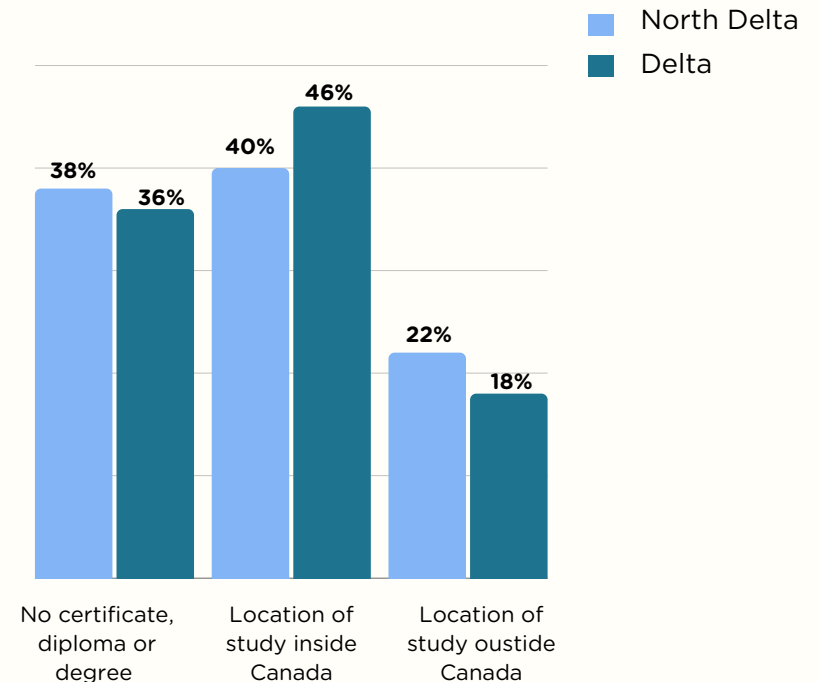


LOCATION OF STUDY

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 40% of North Delta'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 more popular in North Delta than in Delta. The top 3 foreign study locations for North Delta and Delta were: India, China, and the Philippines.

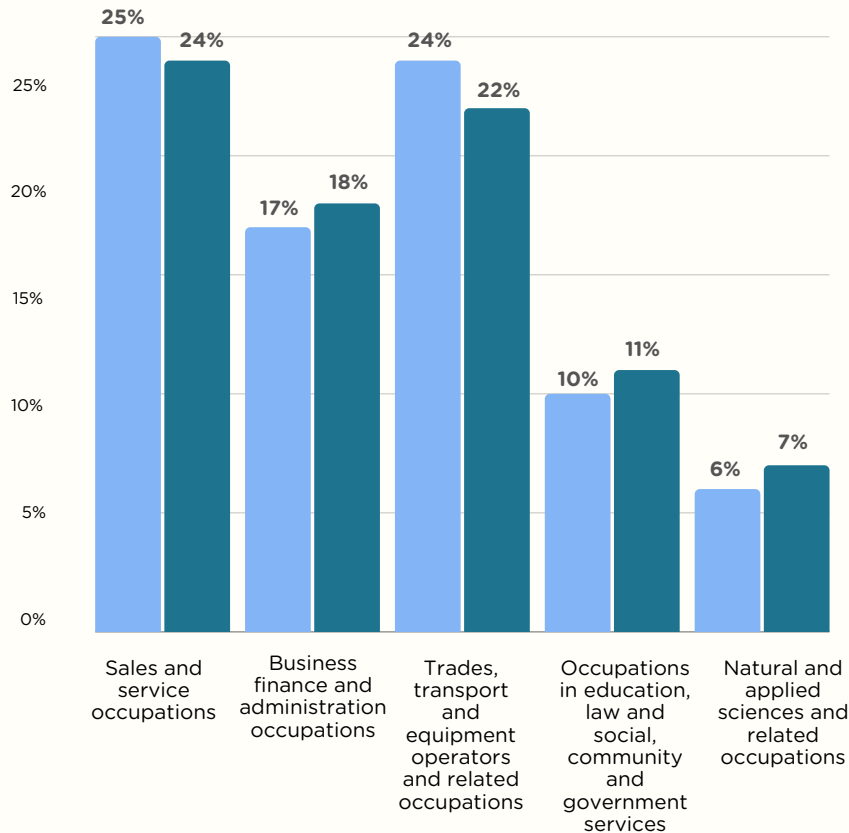


LABOUR FORCE

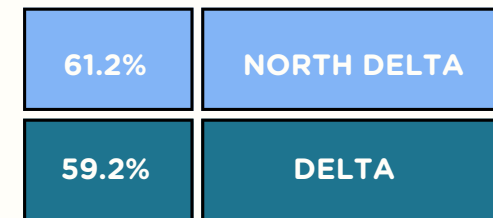
TOP 5 MAJOR OCCUPATIONS & LABOUR FORCE STATUS

In 2021, 6% of North Delta's population worked in natural and applied sciences while 7% of Delta's population worked in the same industry. In both communities, sales and service occupations were the largest major labour force (accounting for 25% of workers in North Delta and 24% of workers in the City of Delta).

North Delta has a similar unemployment rate as the City of Delta (7.7 vs. 7.3). This is likely due to communities' similar age demographics (39% of North Delta's population are either youths aged 0-19 or seniors aged 65 and older, whereas 42% of Delta's population are in the same age groups).



Employment Rate



Unemployment Rate

