



CITY OF
CHILLIWACK



City of Chilliwack

NEIGHBOURHOOD PROFILES

Prepared by CitySpaces Consulting

Published 2024 (2021 Census data)

City-Wide and Neighbourhood Profiles

Click the profile title below to be taken to the respective profile.

City-Wide Profiles

1. **City-Wide Profile**
2. **Community Trends Profile**

Neighbourhood Profiles

Central + Urban Neighbourhoods

3. **Chilliwack Proper**
4. **Fairfield Island**
5. **Little Mountain**
6. **Sardis**
7. **Vedder**
8. **Promontory**

Western Neighbourhoods

9. **Greendale**
10. **Yarrow**
11. **Chilliwack West**

Eastern Neighbourhoods

12. **Ryder Lake**
13. **Rosedale**
14. **Eastern Hillside**

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. The data is standard indicators based on the 2011, 2016 and 2021 Census Profiles for these unique geographies.

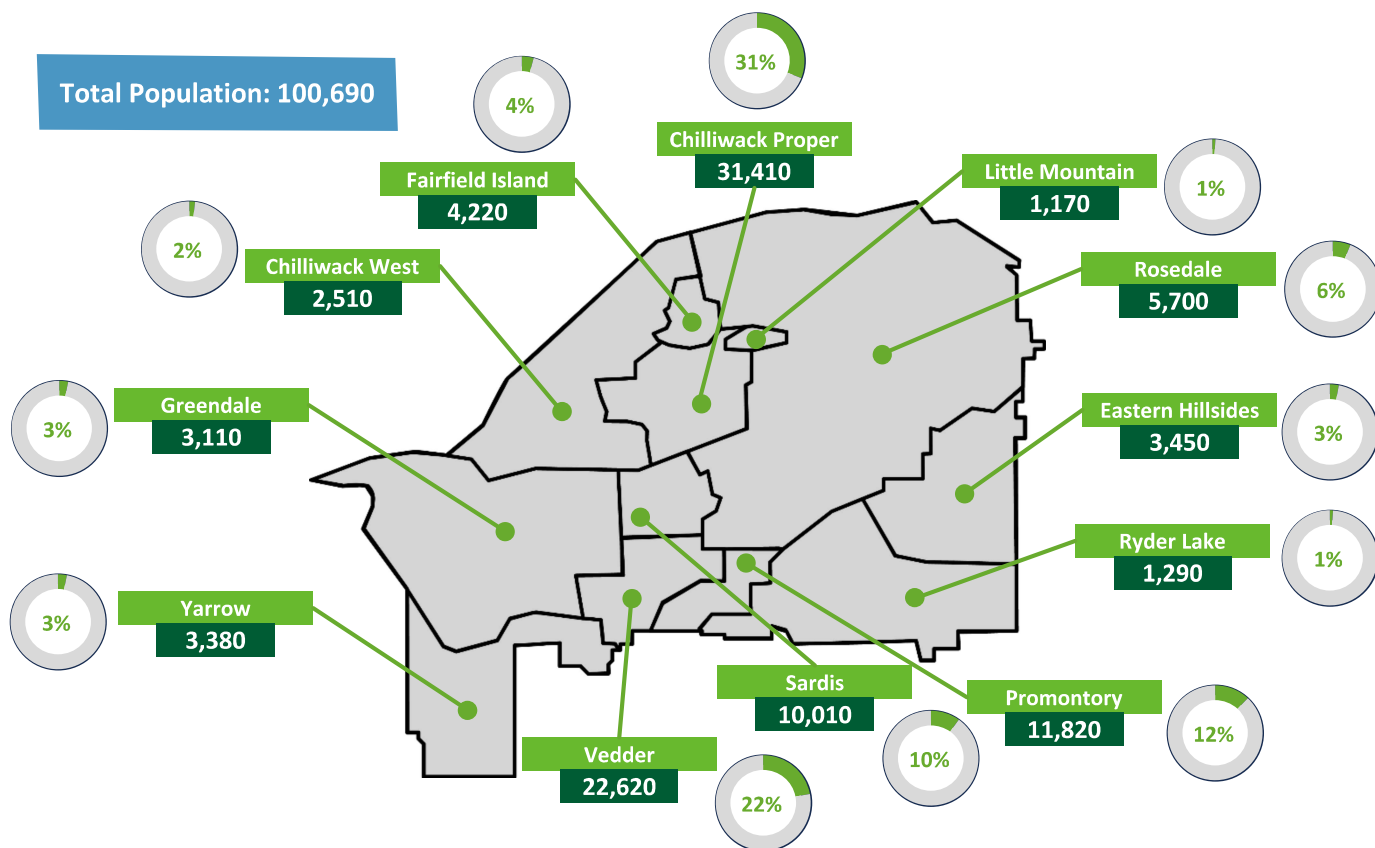


Chilliwack CITY-WIDE PROFILE

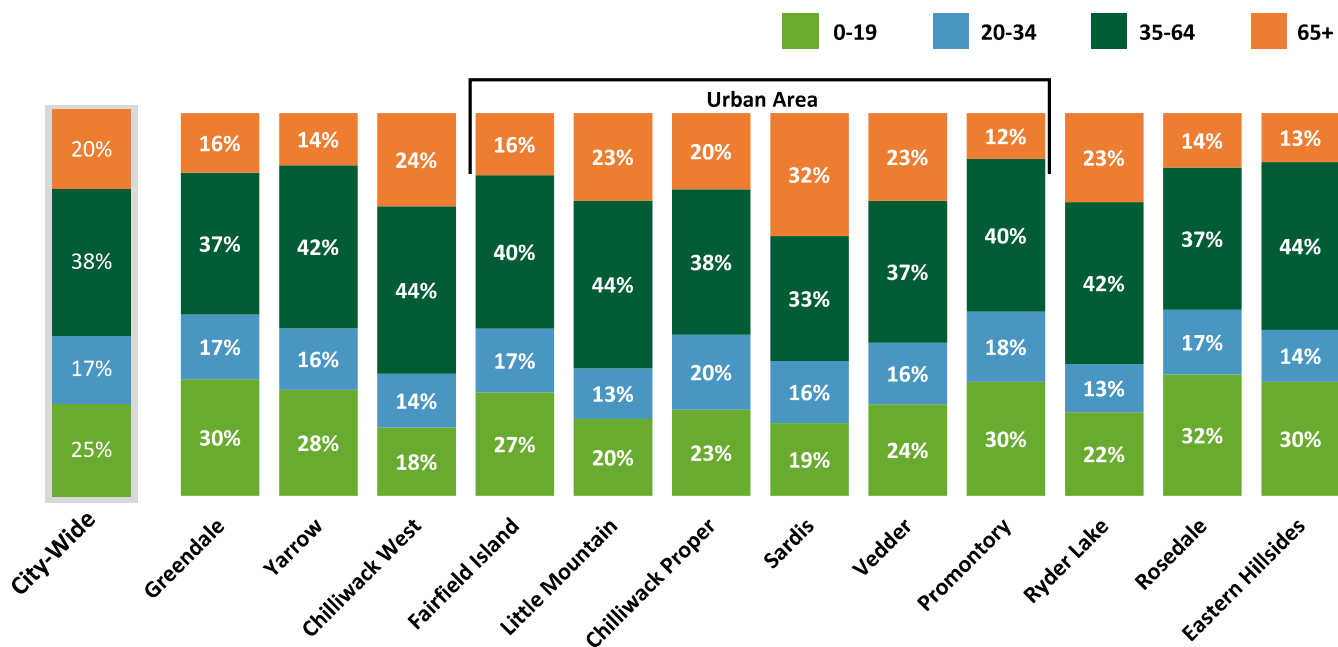


Population (Who We Are)

SHARE OF POPULATION BY NEIGHBOURHOOD

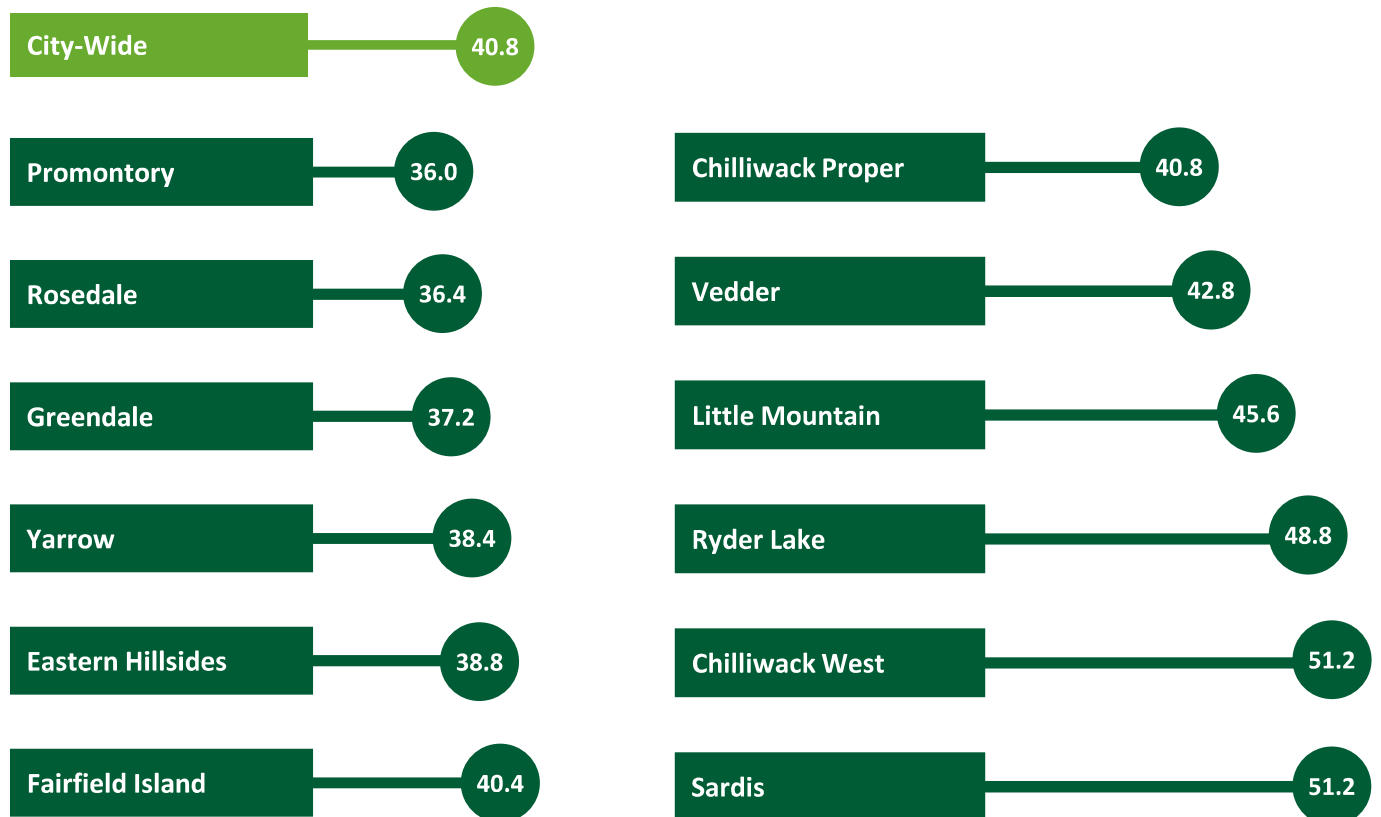


SHARE OF POPULATION BY AGE RANGE



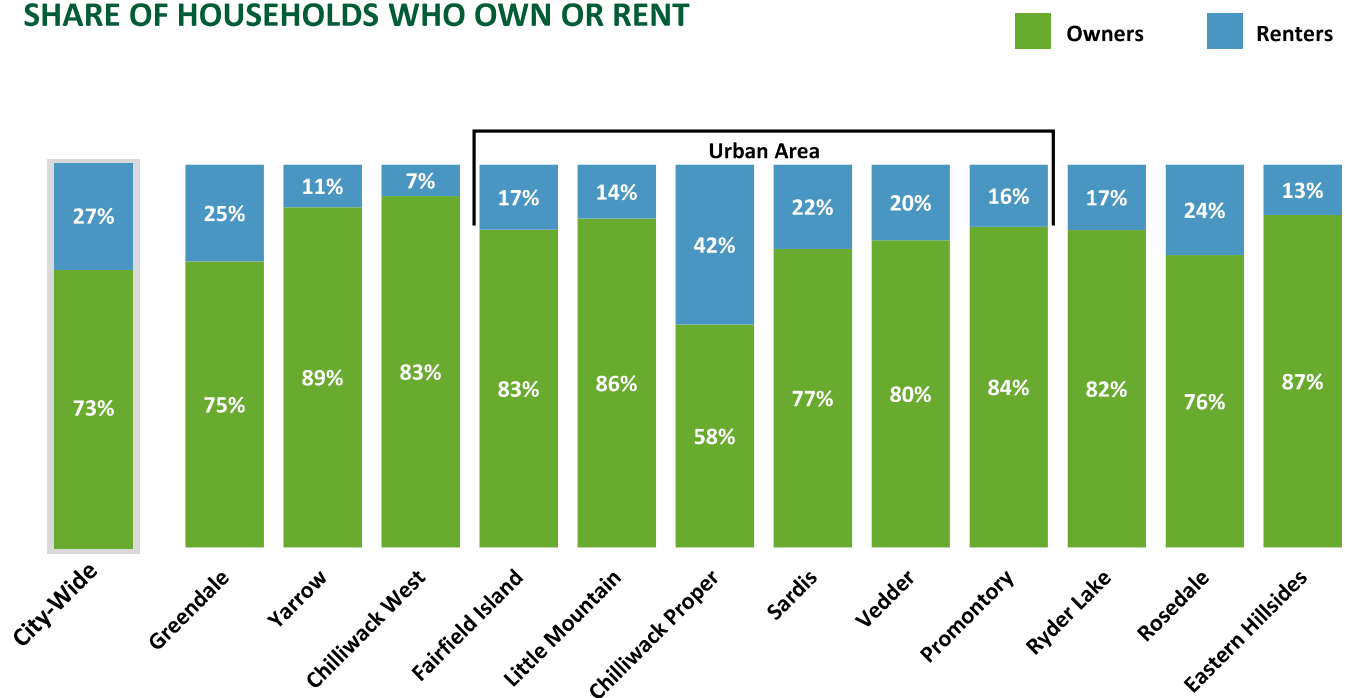
Population (Who We Are)

MEDIAN AGE

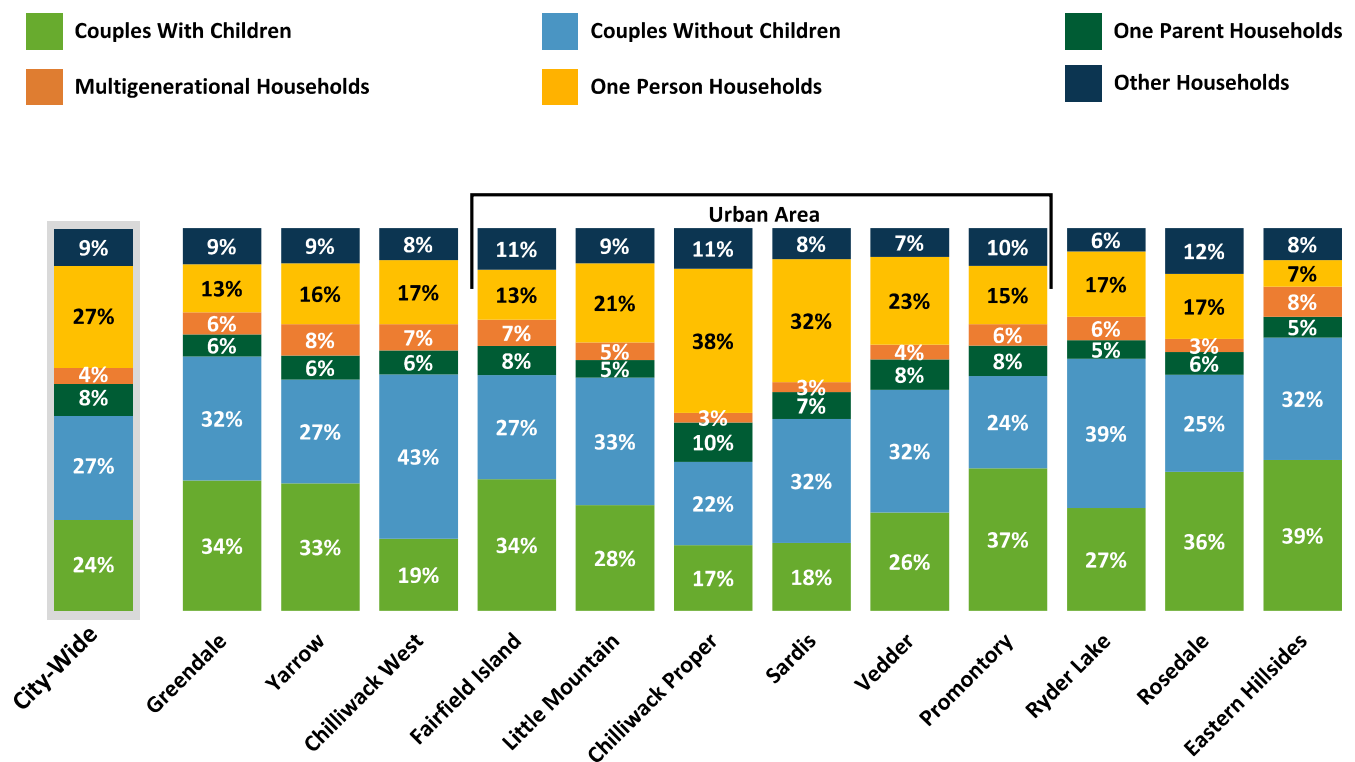


Households (How We Live)

SHARE OF HOUSEHOLDS WHO OWN OR RENT

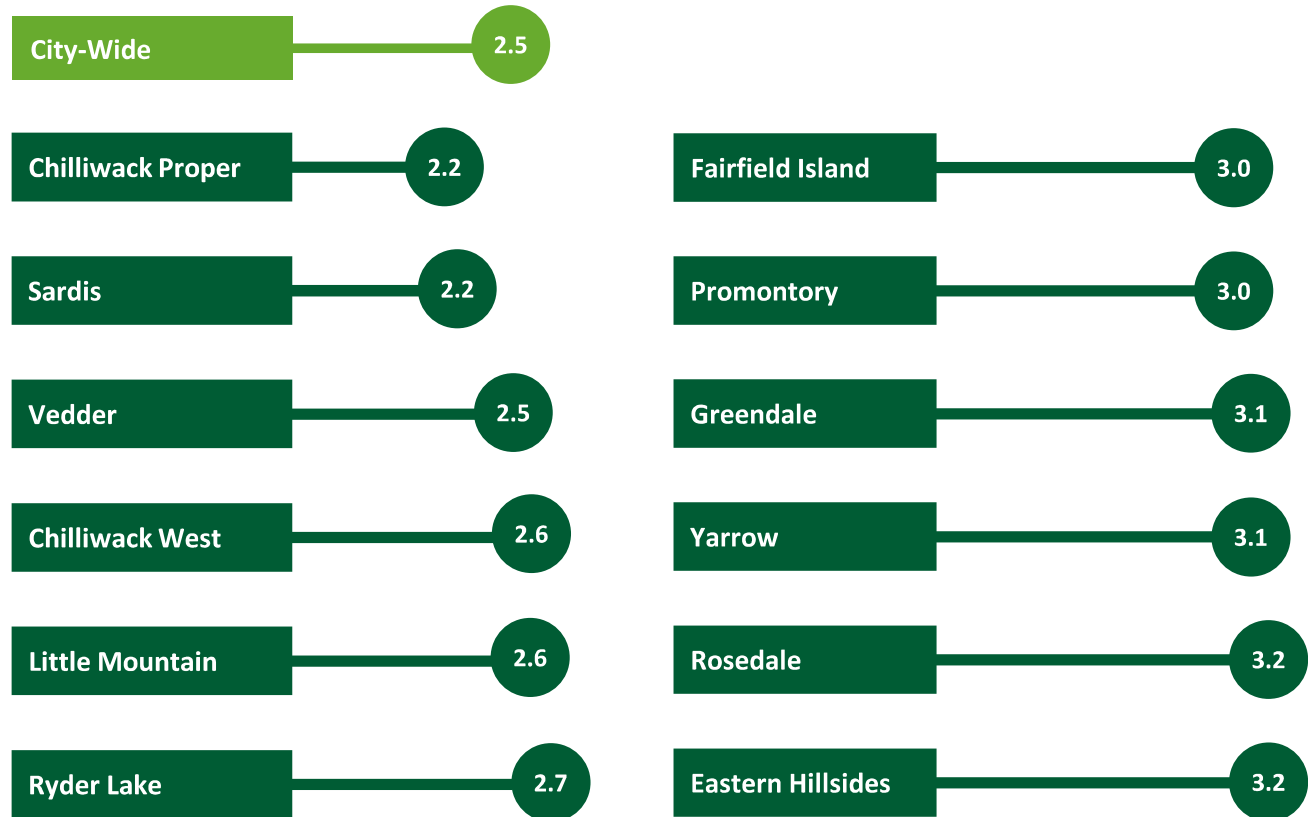


HOUSEHOLD TYPE (COMPOSITION)



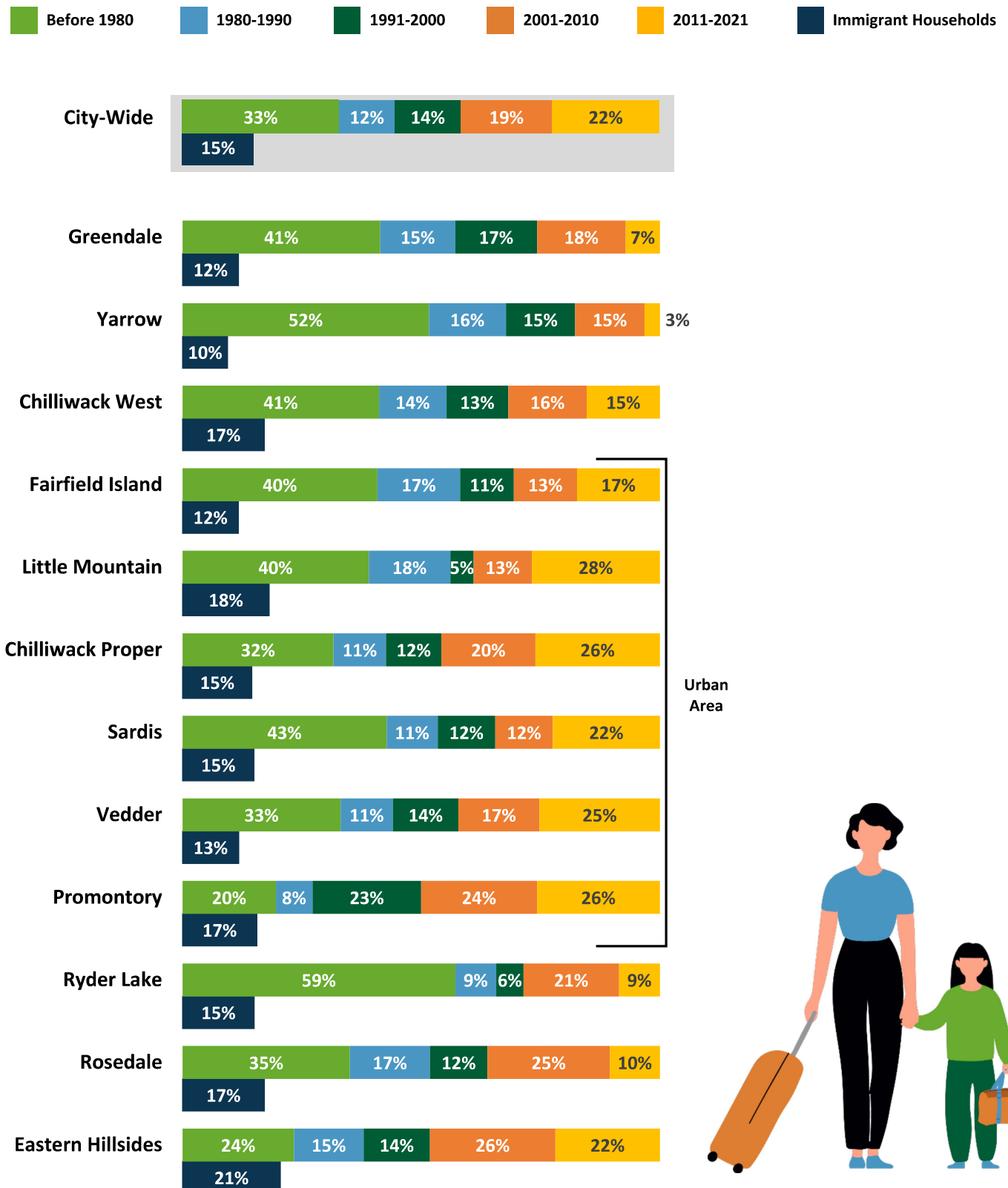
Households (How We Live)

AVERAGE HOUSEHOLD SIZE



Households (How We Live)

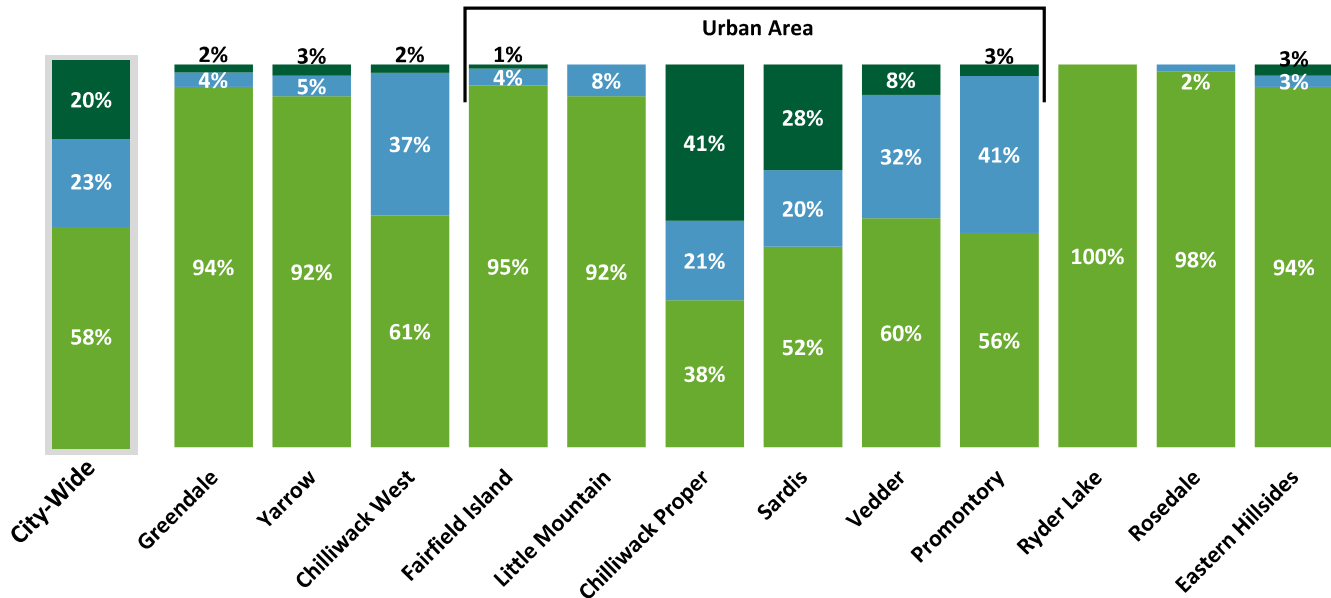
SHARE OF HOUSEHOLDS WHO IMMIGRATED + YEAR IMMIGRATED



Dwellings (Where We Live)

HOUSING TYPE

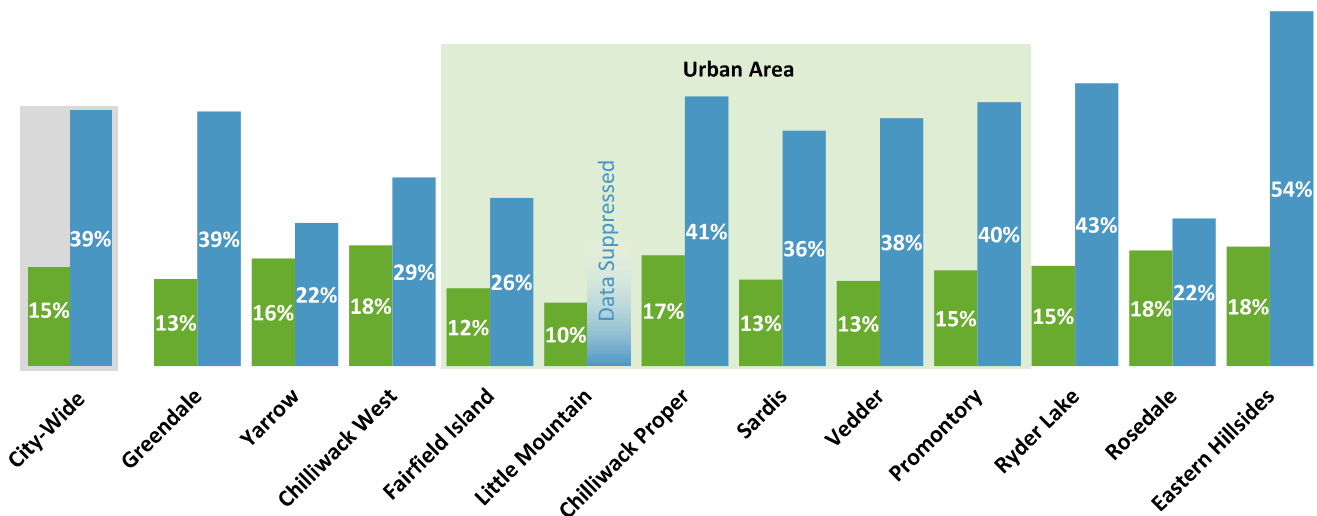
Detached Townhouse* Apartment



* Includes duplexes and detached with suites

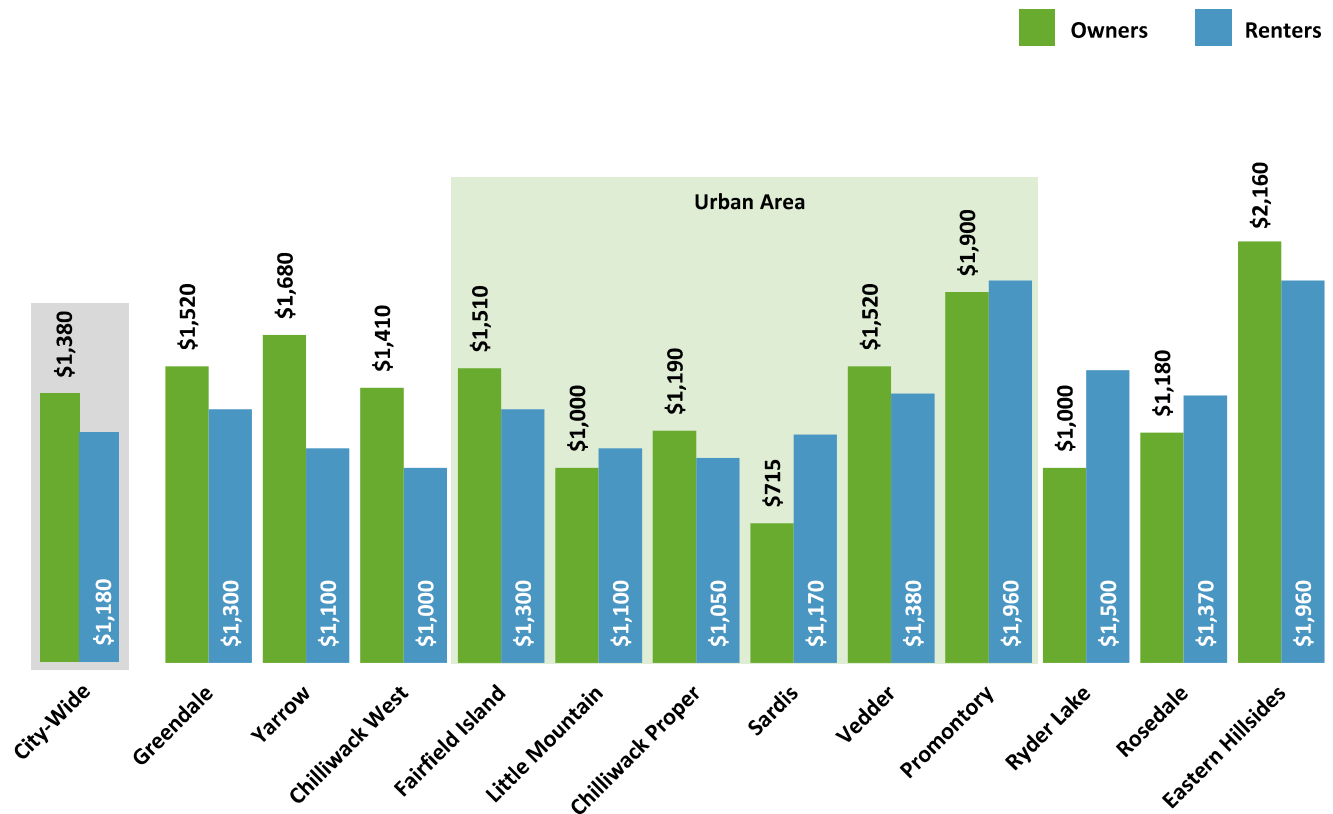
SHARE OF HOUSEHOLDS SPENDING 30%+ ON HOUSING

Owners Renters



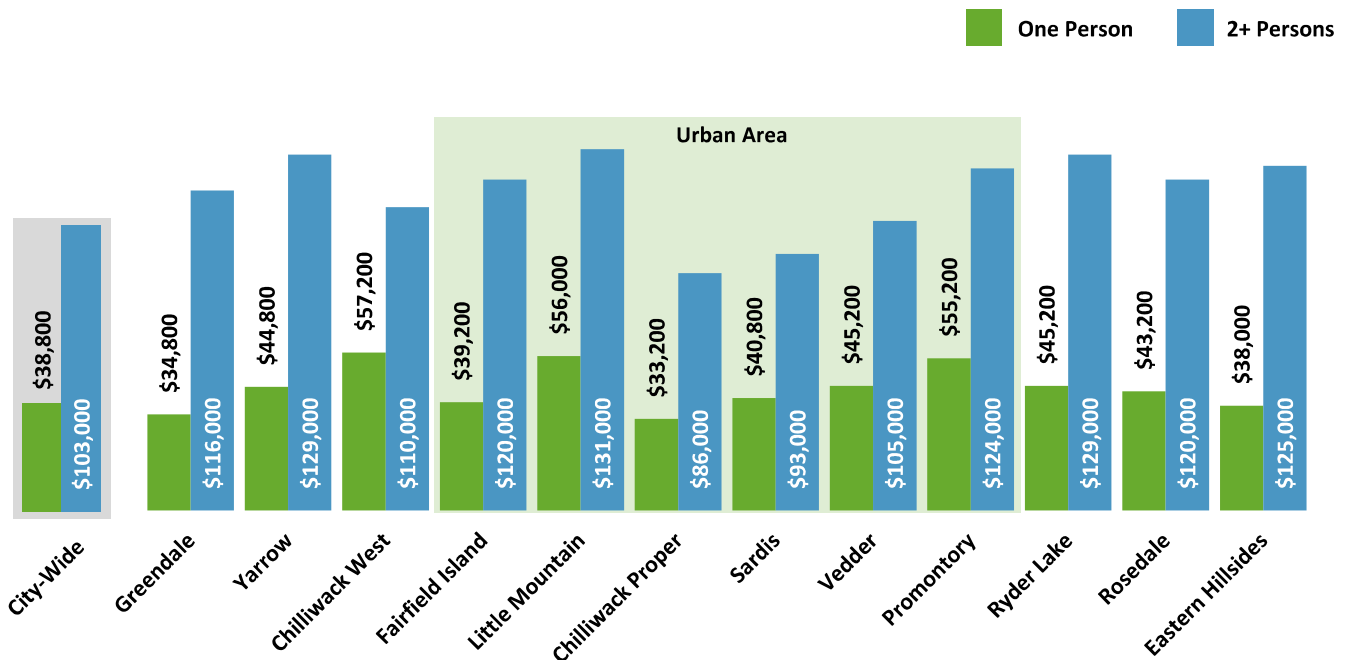
Dwellings (Where We Live)

MONTHLY SHELTER COSTS (MEDIAN)

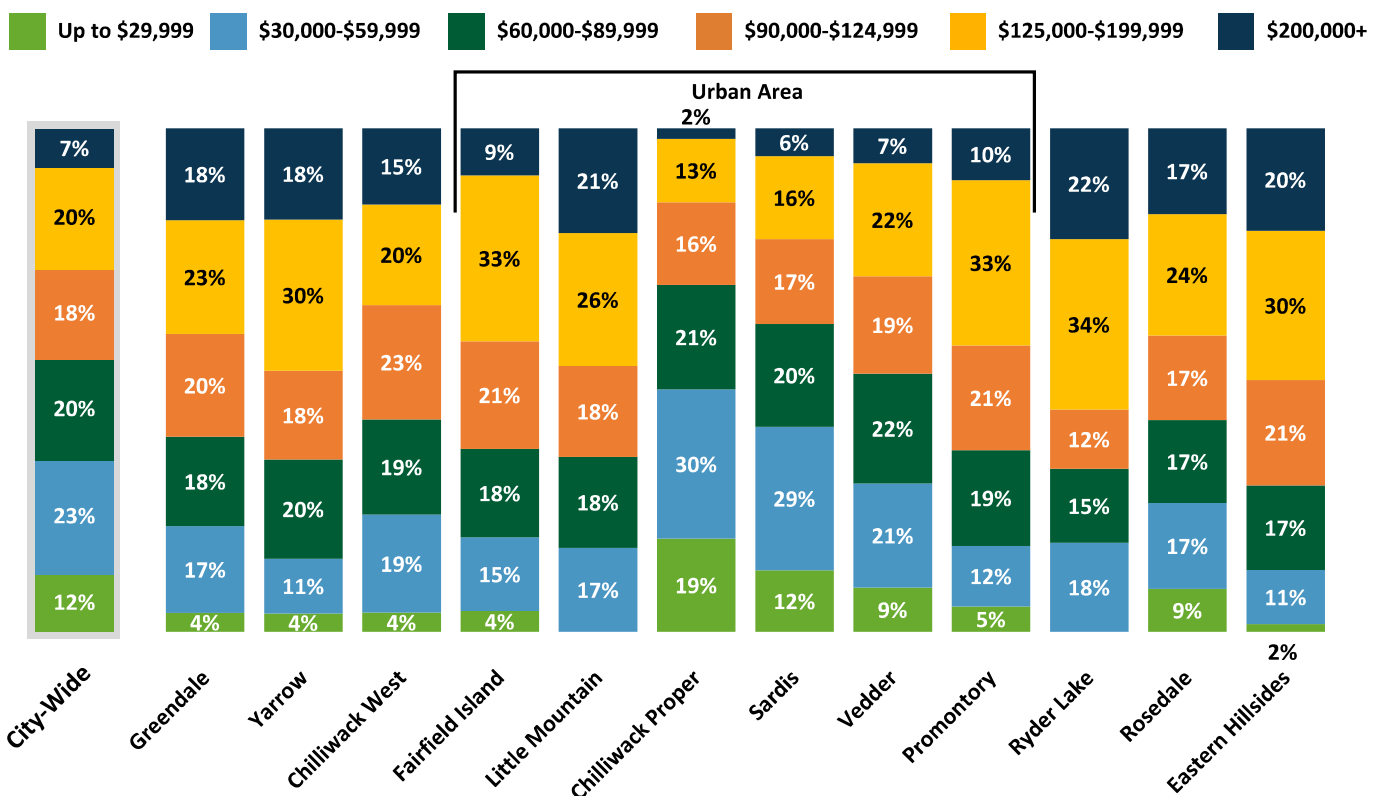


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)



SHARE OF HOUSEHOLD BY INCOME RANGE



Employment (How We Work)

TOP INDUSTRY

By number of workers who reside in each neighbourhood

City-Wide



Retail Trade

12% of Workers



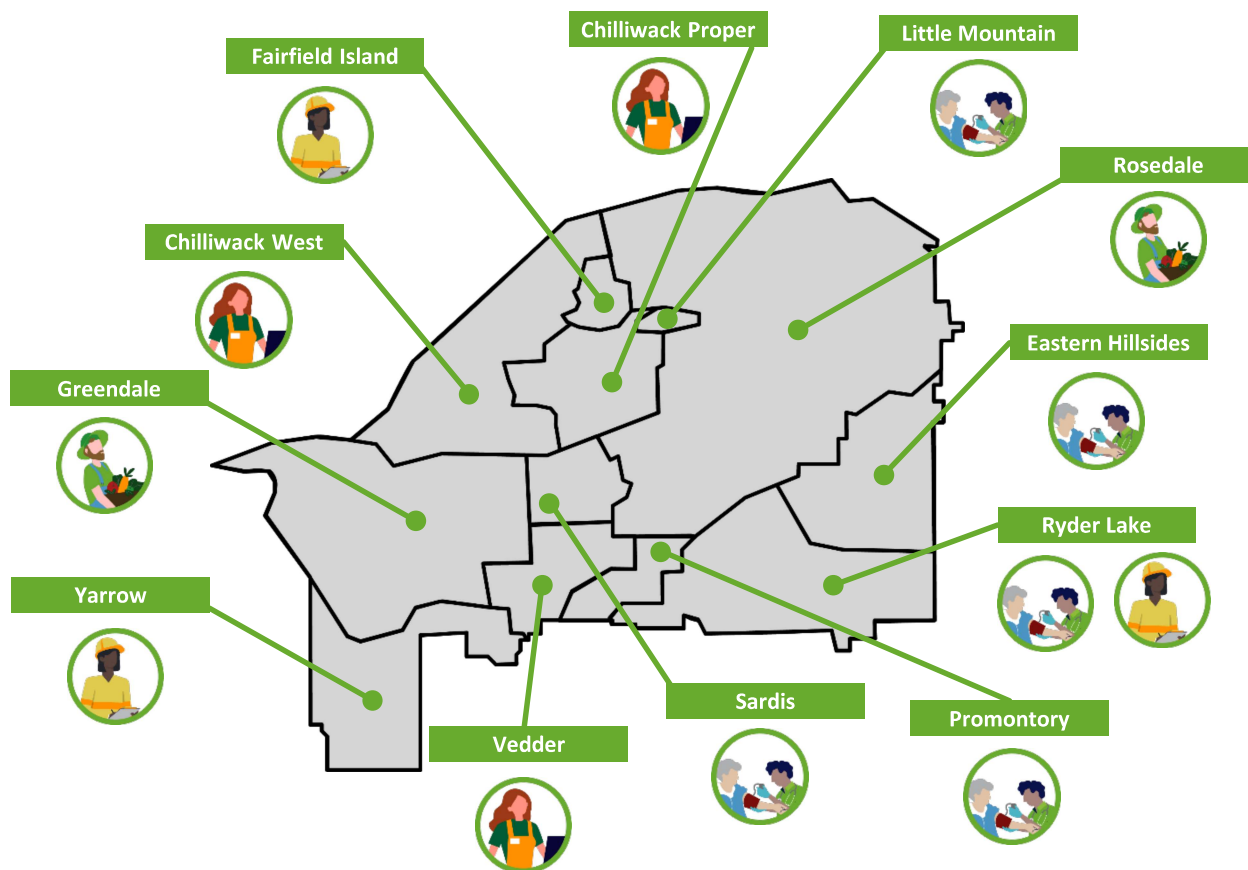
Health Care and
Social Assistance

12% of Workers



Construction

12% of Workers



Legend



Construction



Health Care +
Social Assistance



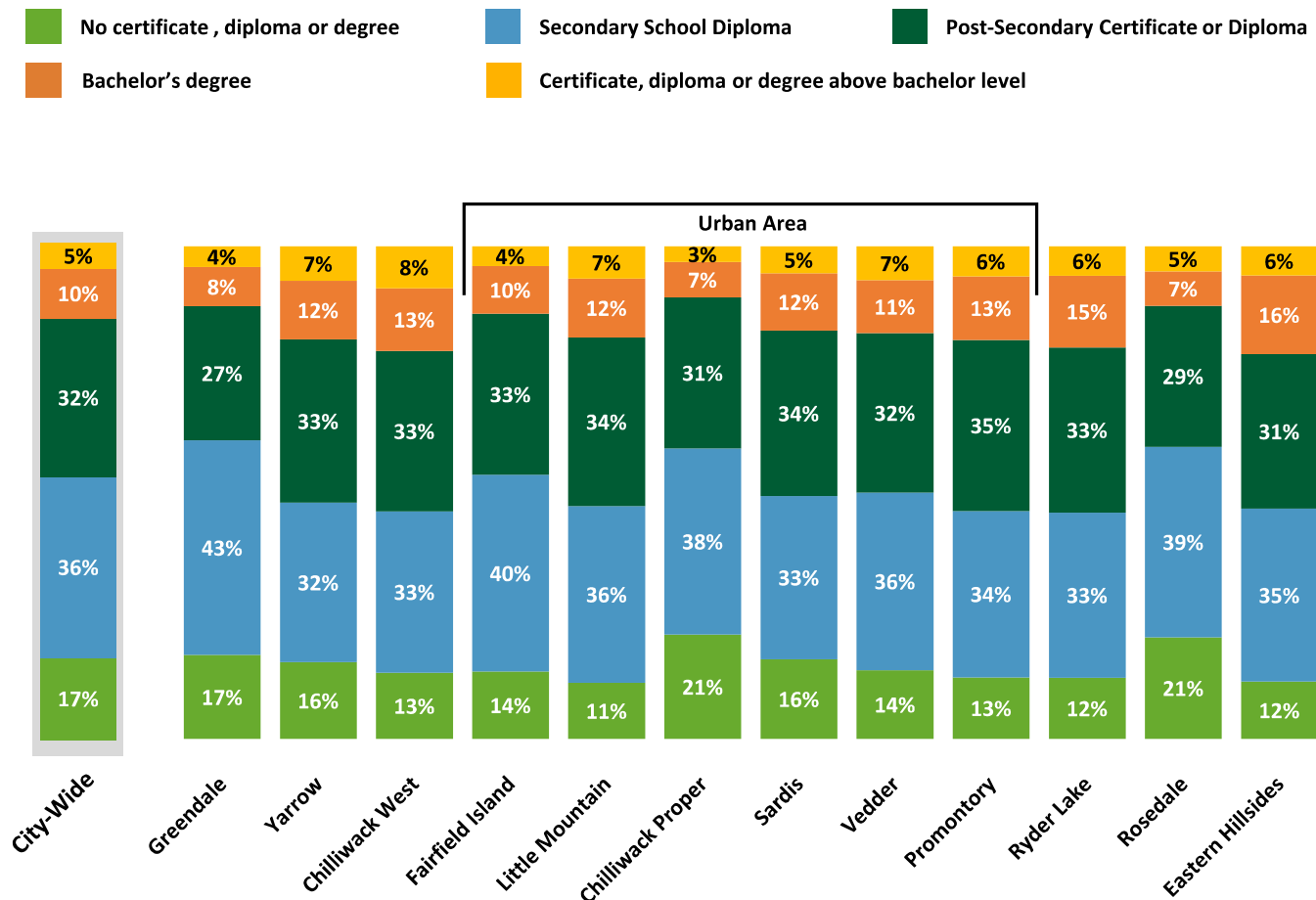
Retail Trade



Agriculture, Forestry,
Fishing + Hunting

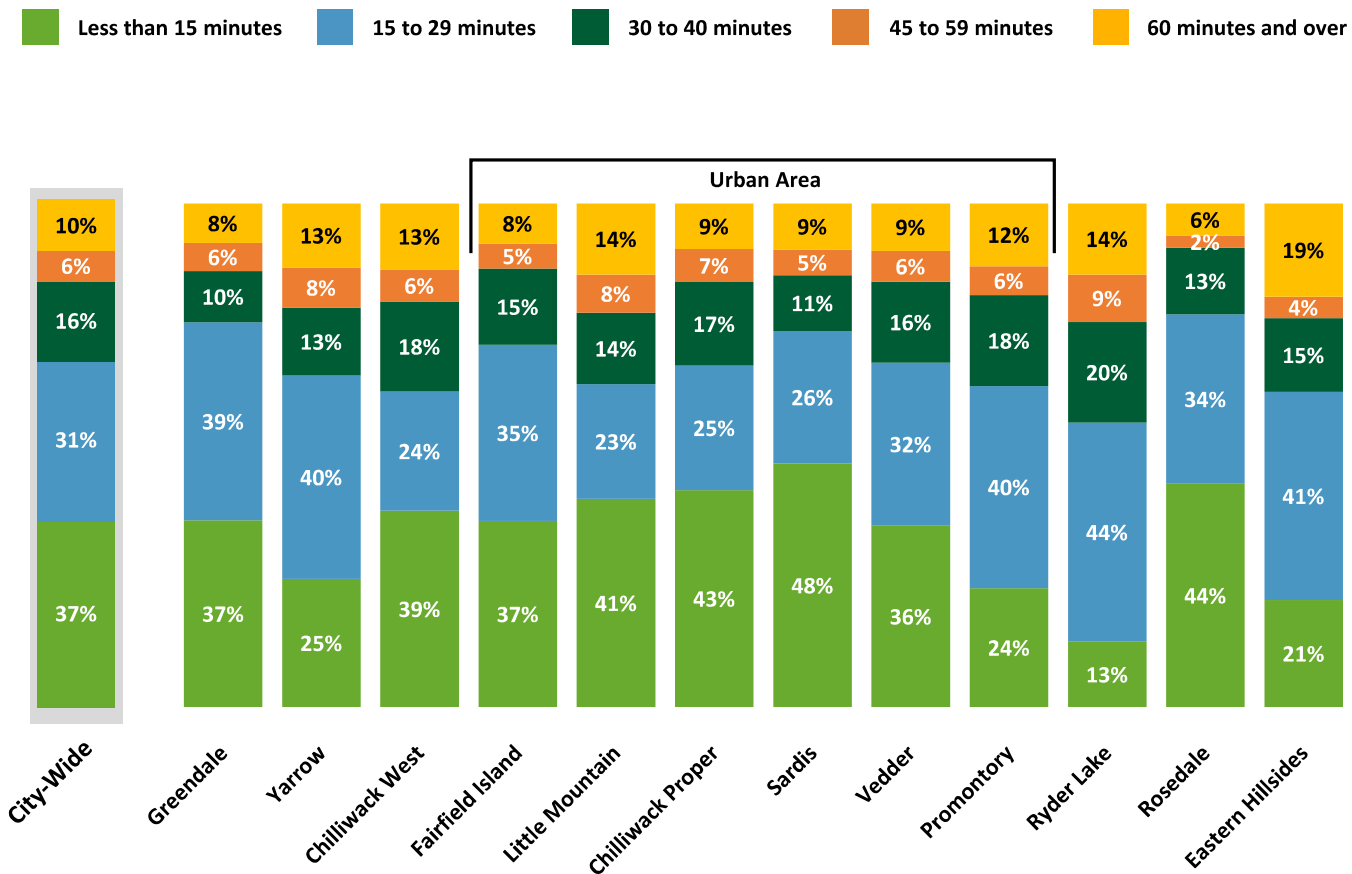
Education (How We Learn)

EDUCATION ATTAINMENT



Employment (How We Work)

COMMUTE LENGTH





DATA SOURCE AND DISCLAIMER:

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Questions?

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Email: planning@chilliwack.com

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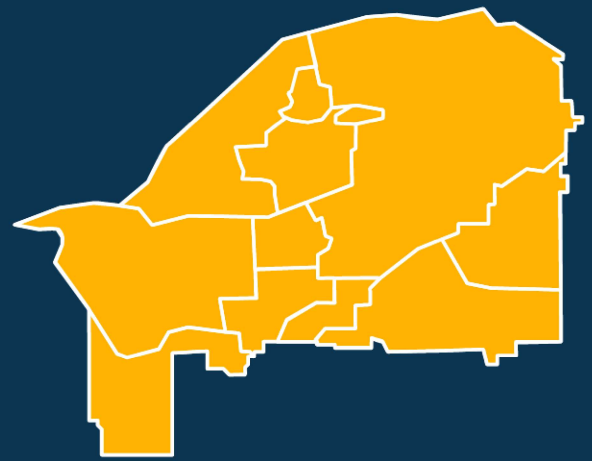
Chilliwack

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.

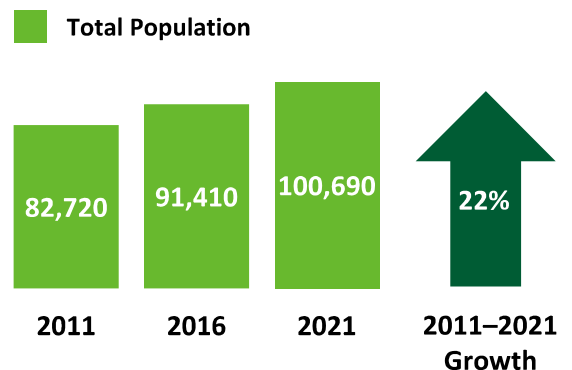
This community trends profile explores how the community has changed since 2011, including where people are moving from, how households are organizing themselves, what they earn, and more!



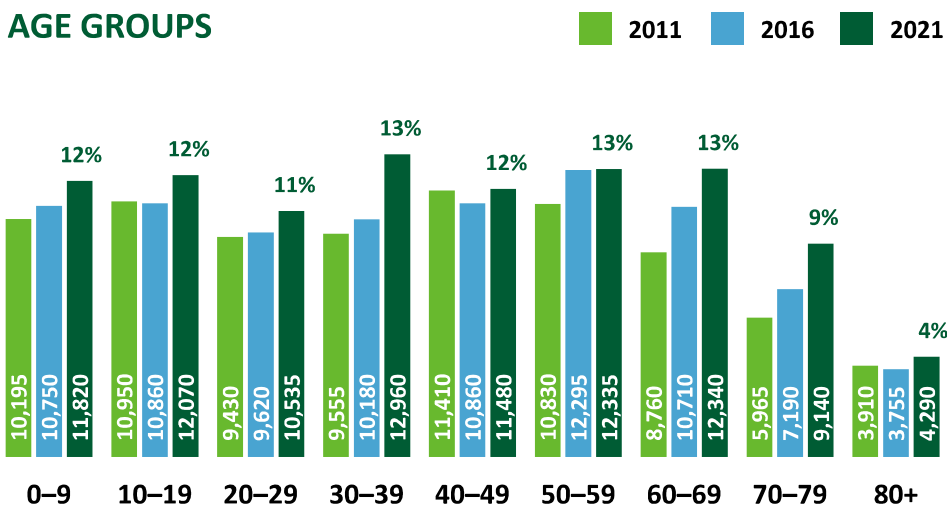
Population (Who We Are)

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%).



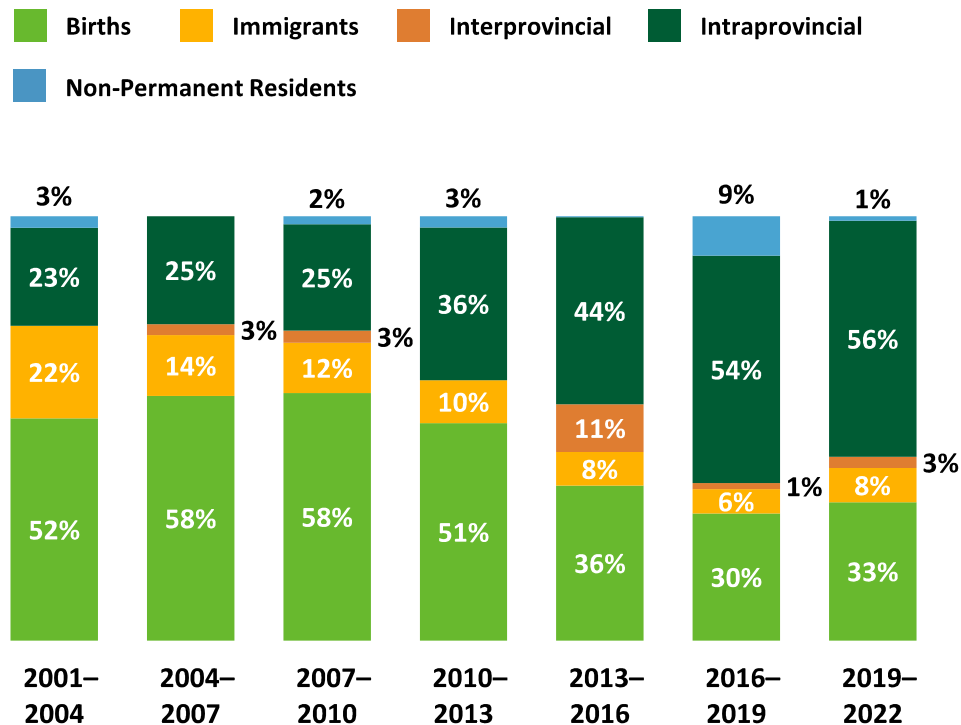
AGE GROUPS



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)

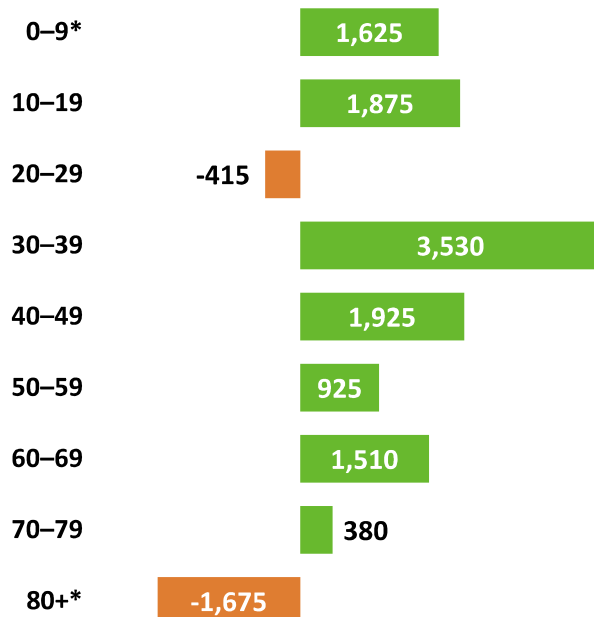
SOURCES OF POPULATION GROWTH



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.

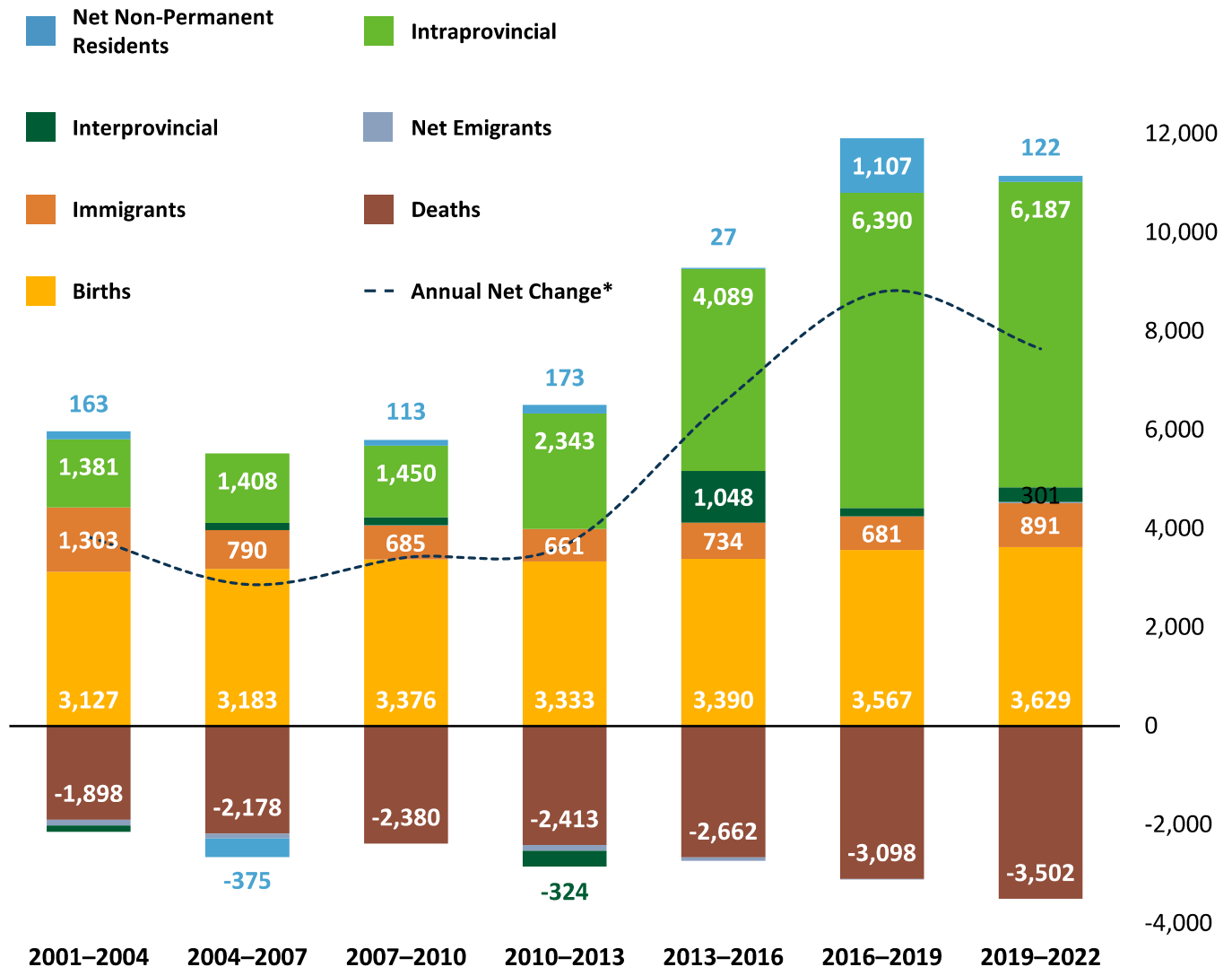
Since 2011, there is a clear trend of those aged 30–49 moving to the city, potentially with their children given the relatively large increase in residents under 19*. However, it appears those aged 20–29 are moving away more than they are arriving, with a slight net decrease between 2011 and 2021.



* 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



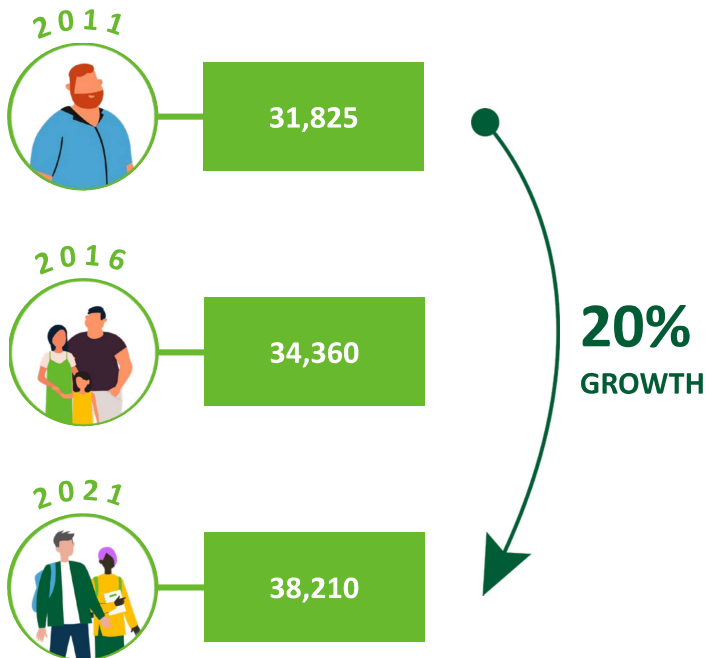
As seen on the previous page, the share of population growth from local births decreased by about half after 2010. However, the number of births has still consistently trended upwards over time. Rather than the number of births decreasing, other-source residents have become more prominent. The biggest 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)

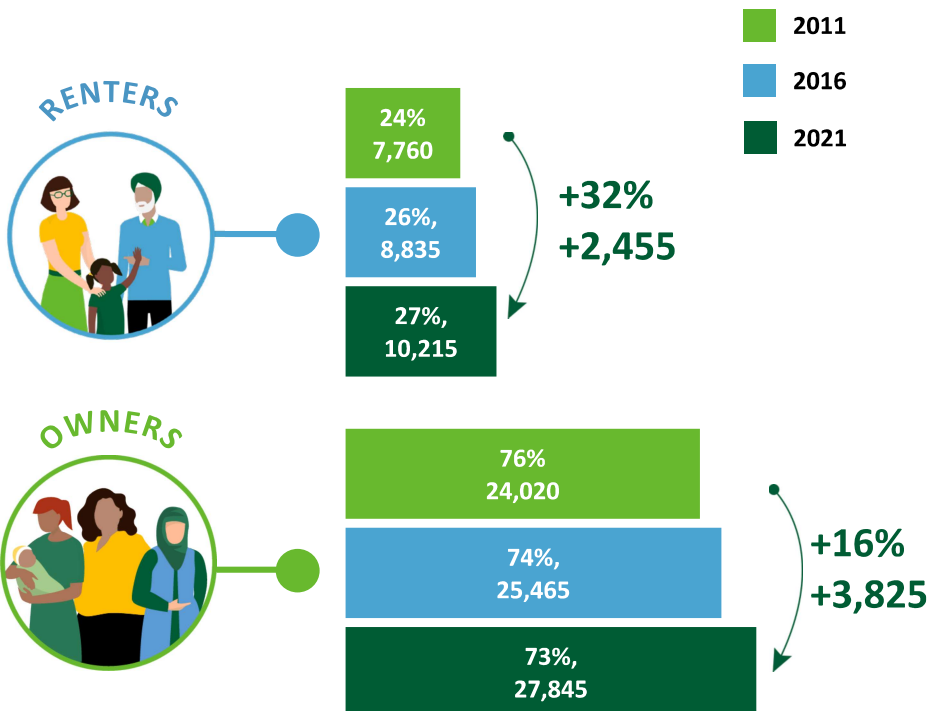
NUMBER OF HOUSEHOLDS



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).

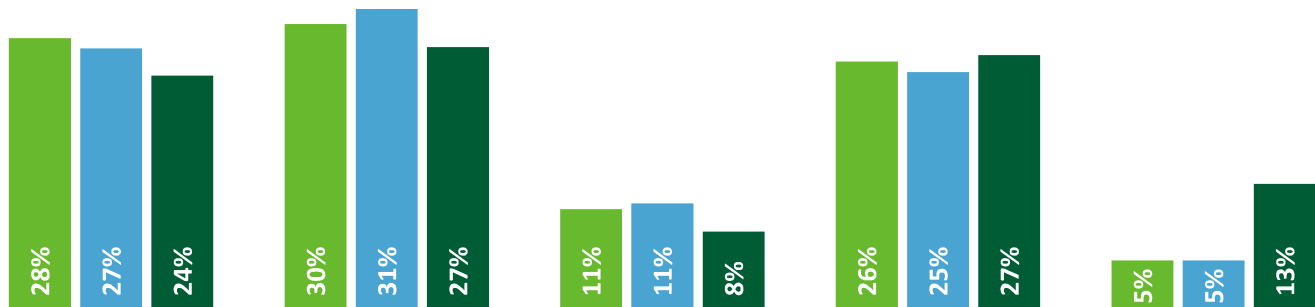
While both renter and owner households are increasing in number, the share of renter households is increasing, while the share of owners is decreasing accordingly.

Households (How We Live)

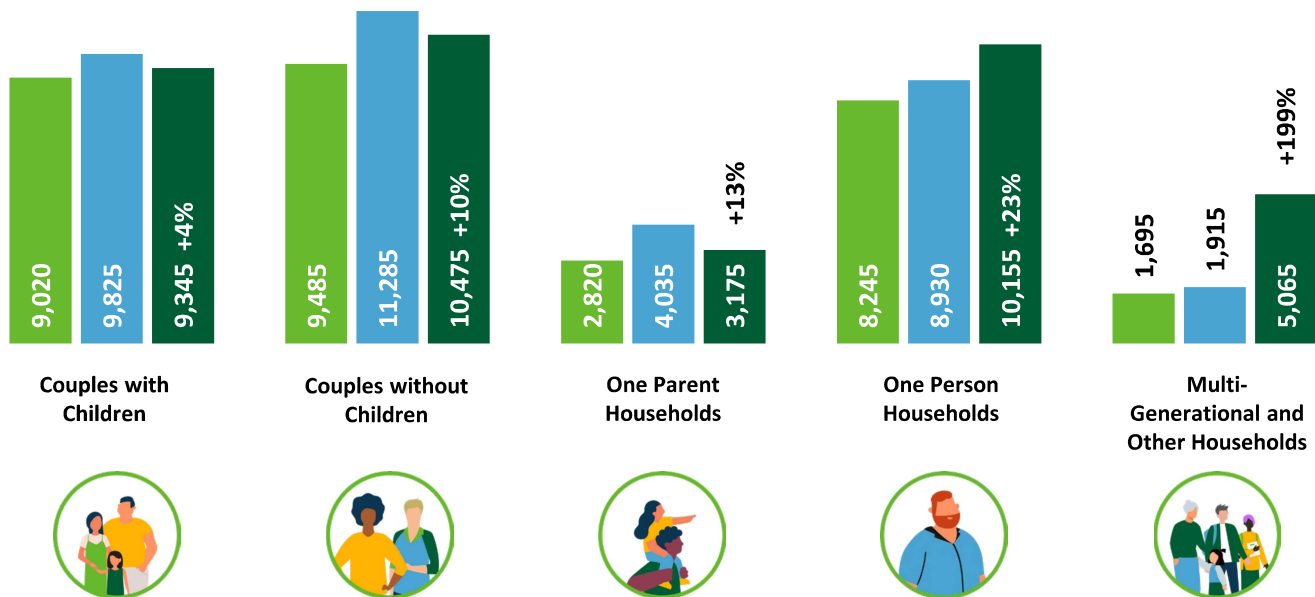
CHANGING HOUSEHOLD COMPOSITION

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).

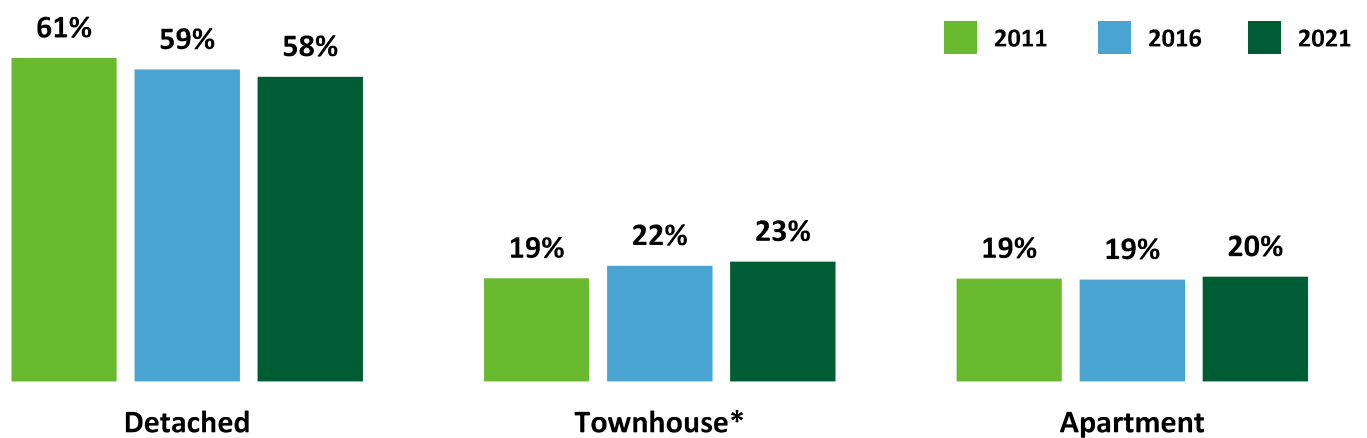
Considering the share of households in each category, it may appear as though there are fewer couples with and without children, and one-parent households, in 2021 than in 2011. However, the numbers of households in these categories were all higher in 2021. There also appears to be a similar share of 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.



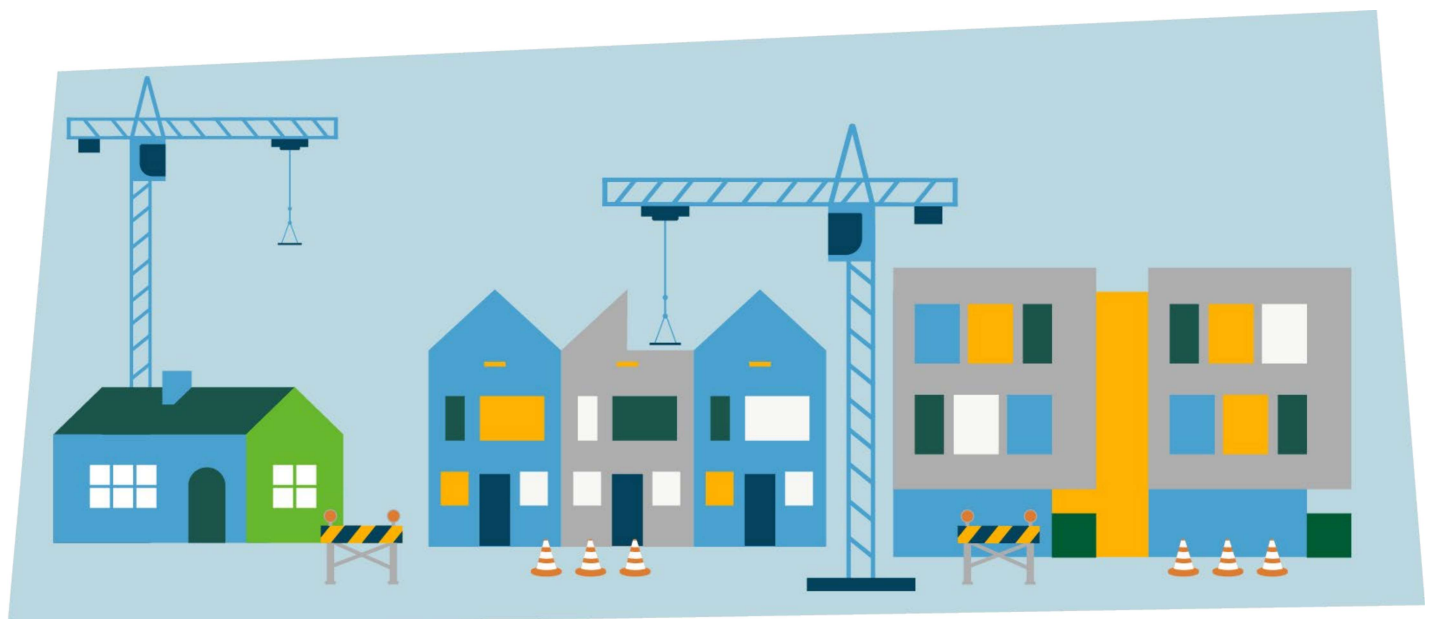
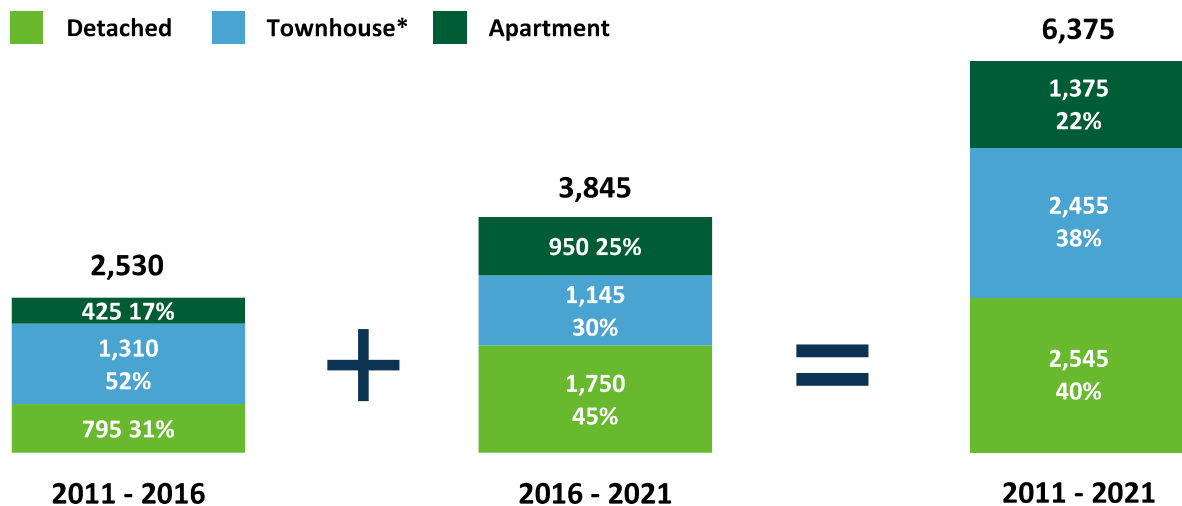
* Includes duplex & detached with suite

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.

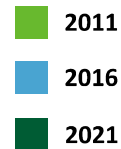
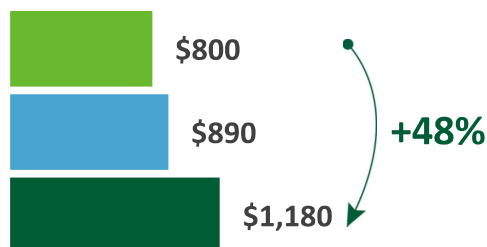
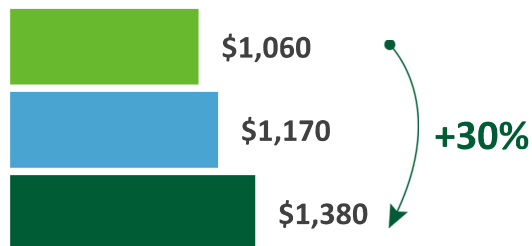
The number of townhouses being built has remained relatively consistent across the ten years, but both single-detached and apartment forms saw approximately 120% more units completed in the most recent five-year period. Between 2011 and 2016, 52% of new units were townhouses but this dropped to 30% for 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)

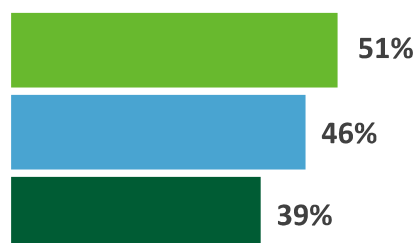
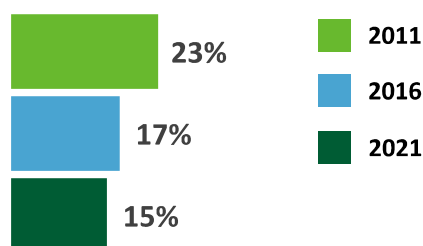
MONTHLY SHELTER COST (MEDIAN)



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



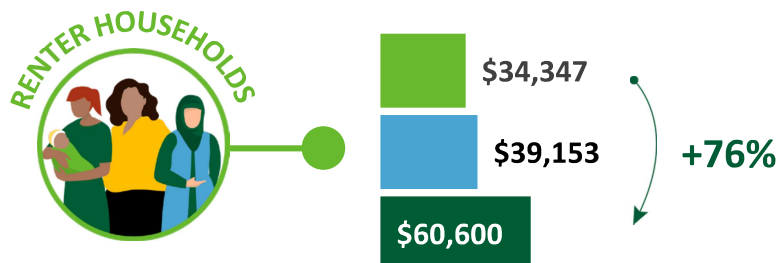
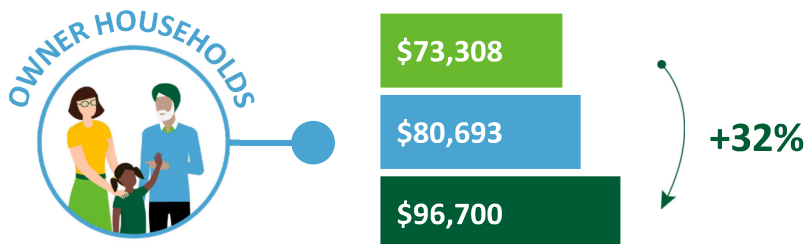
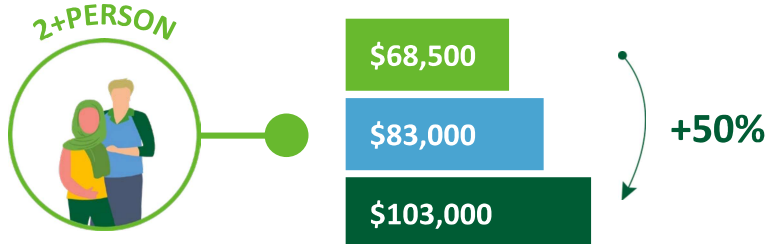
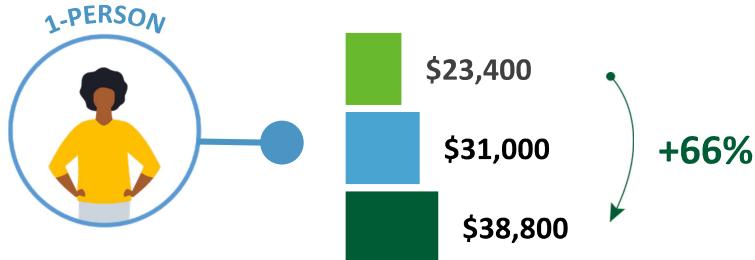
While shelter costs have been increasing faster than inflation, a smaller share of both renter and owner households have had to spend more than 30% of their income on housing with each census since 2011 (the typical housing affordability threshold).

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)

2011
2016
2021



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

2011	5%
2016	5%
2021	10%

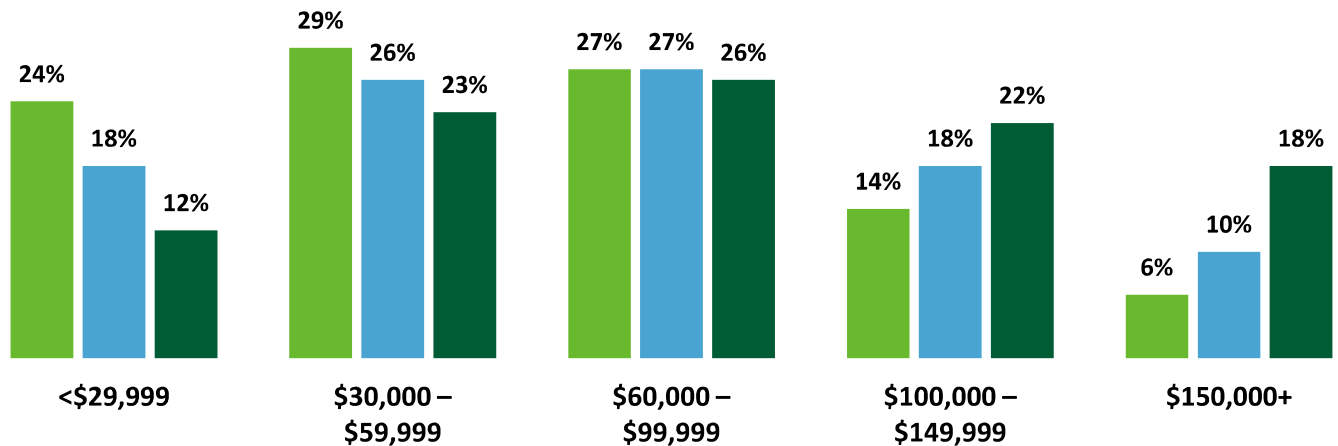


Income (How Much We Make)

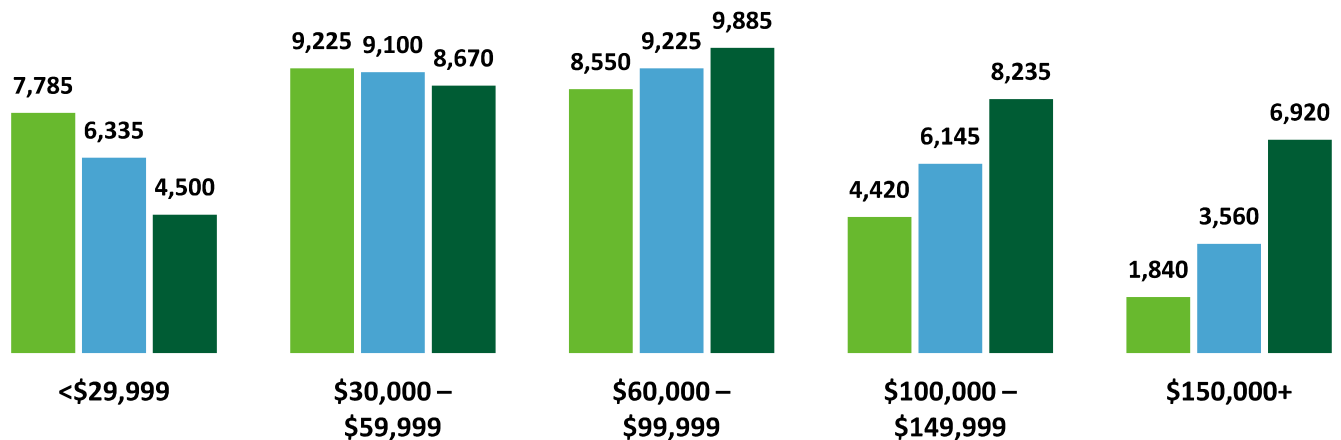
CHANGING HOUSEHOLD INCOME

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).

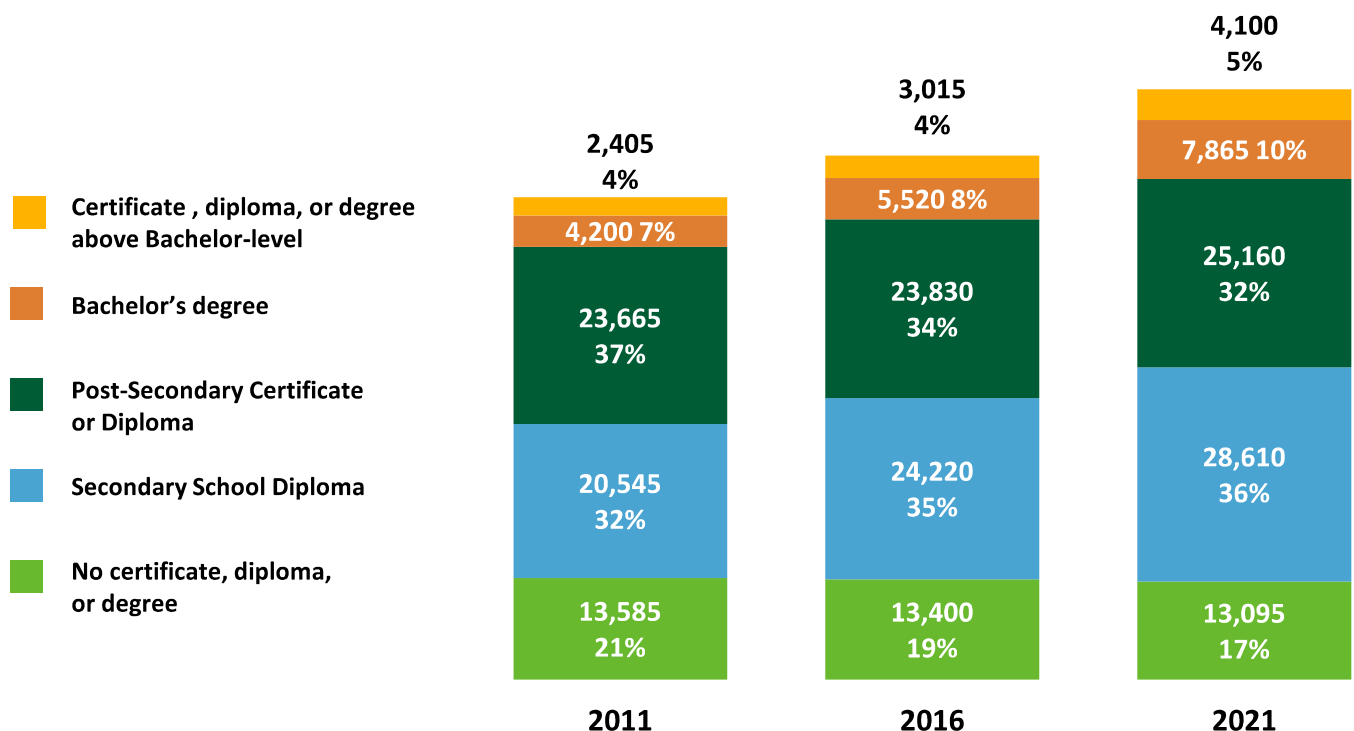
Education (How We Learn)

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.





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Chilliwack Proper NEIGHBOURHOOD PROFILE



Chilliwack Proper

NEIGHBOURHOOD

PROFILE

Includes Downtown and Kwaw'Kwaw'Apilt First Nation

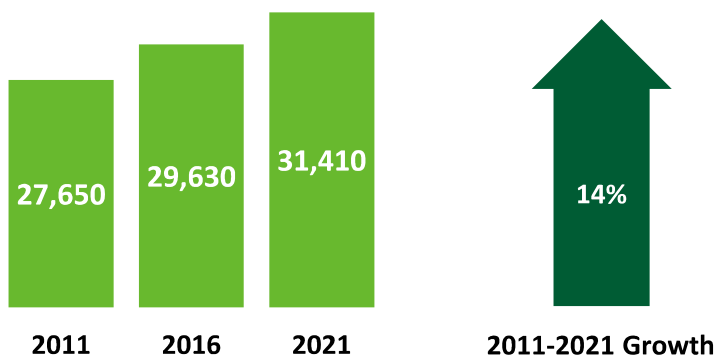


Chilliwack Proper is the City's core urban neighbourhood. This neighbourhood has more people who live in it than any other, with about 31% of all residents. The neighbourhood includes the historic Downtown Five Corners, the Chilliwack General Hospital, and Chilliwack's Municipal Airport, and many other amenities such as the Coliseum, the Chilliwack Landing Leisure Centre and Townsend Park.



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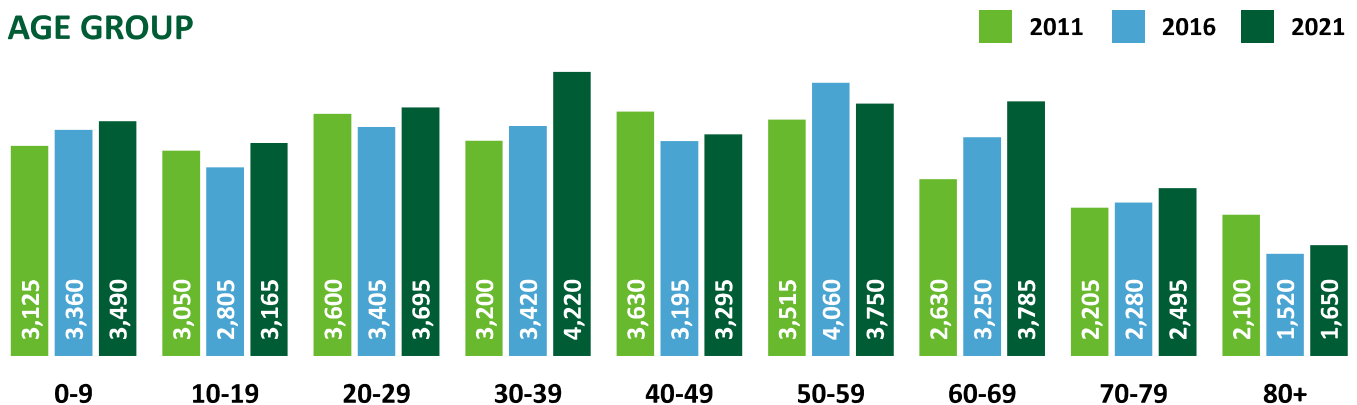
POPULATION TREND



Total Population

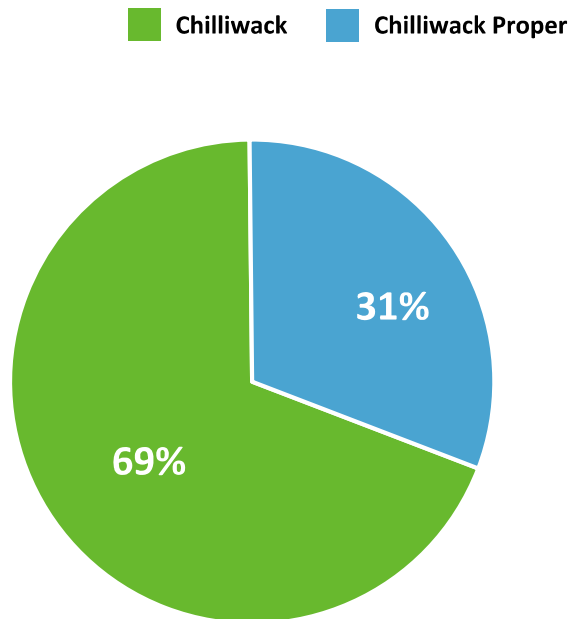


AGE GROUP

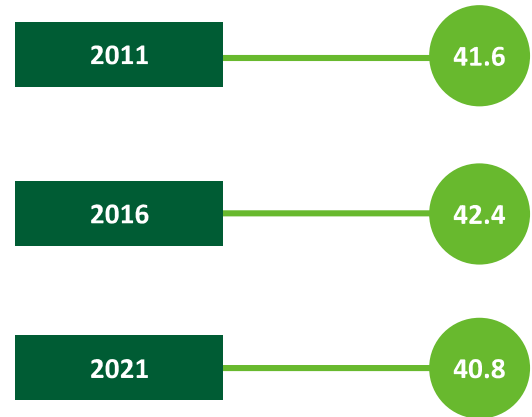


Population (Who We Are)

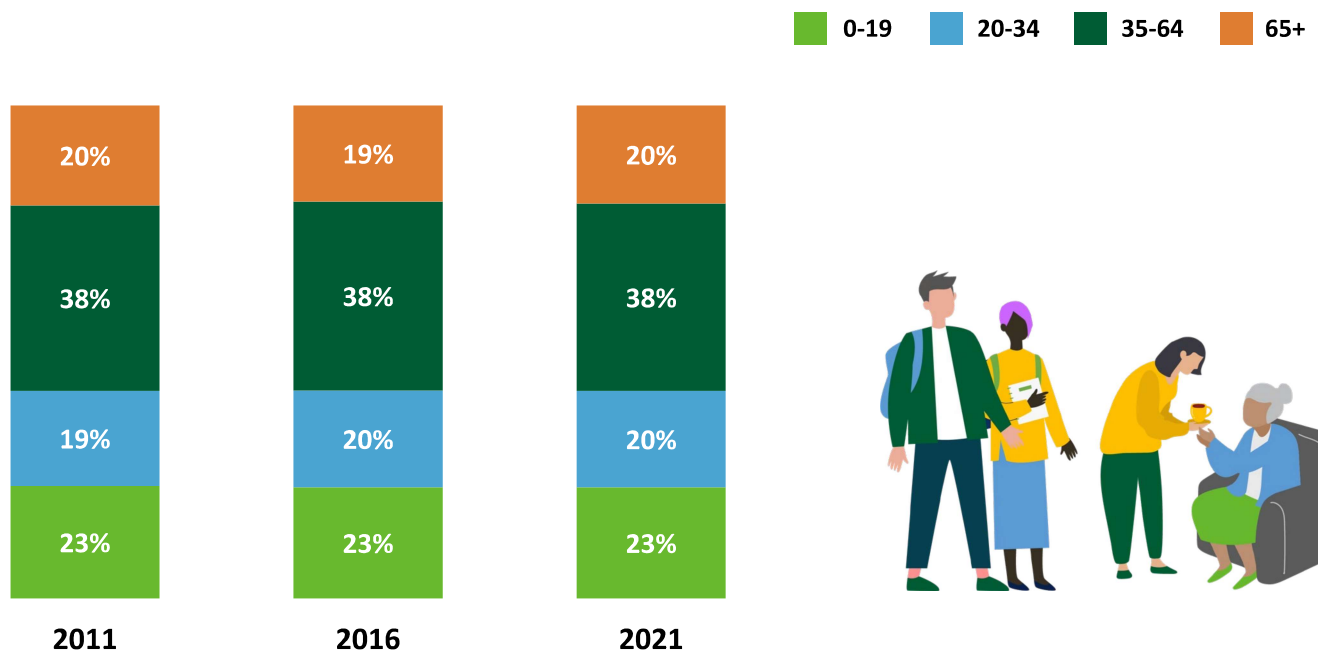
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

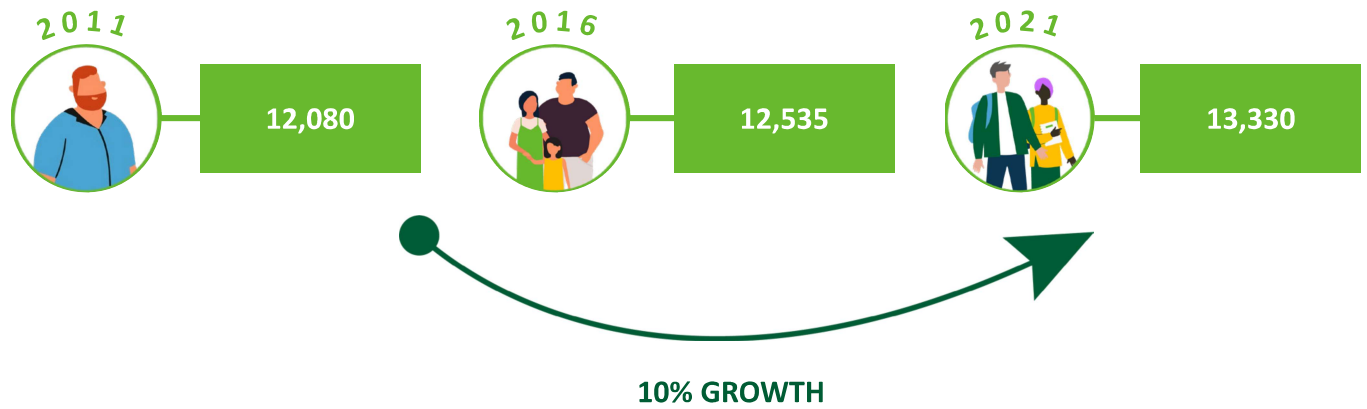


SHARE OF POPULATION BY AGE RANGE

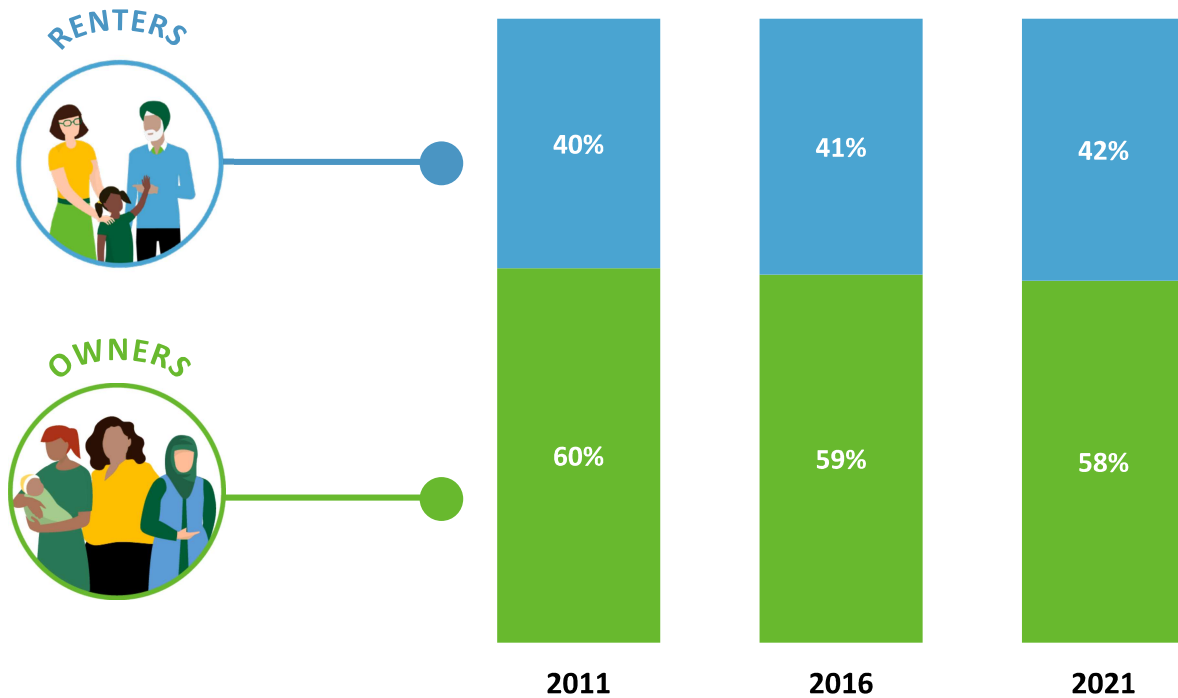


Households (How We Live)

NUMBER OF HOUSEHOLDS

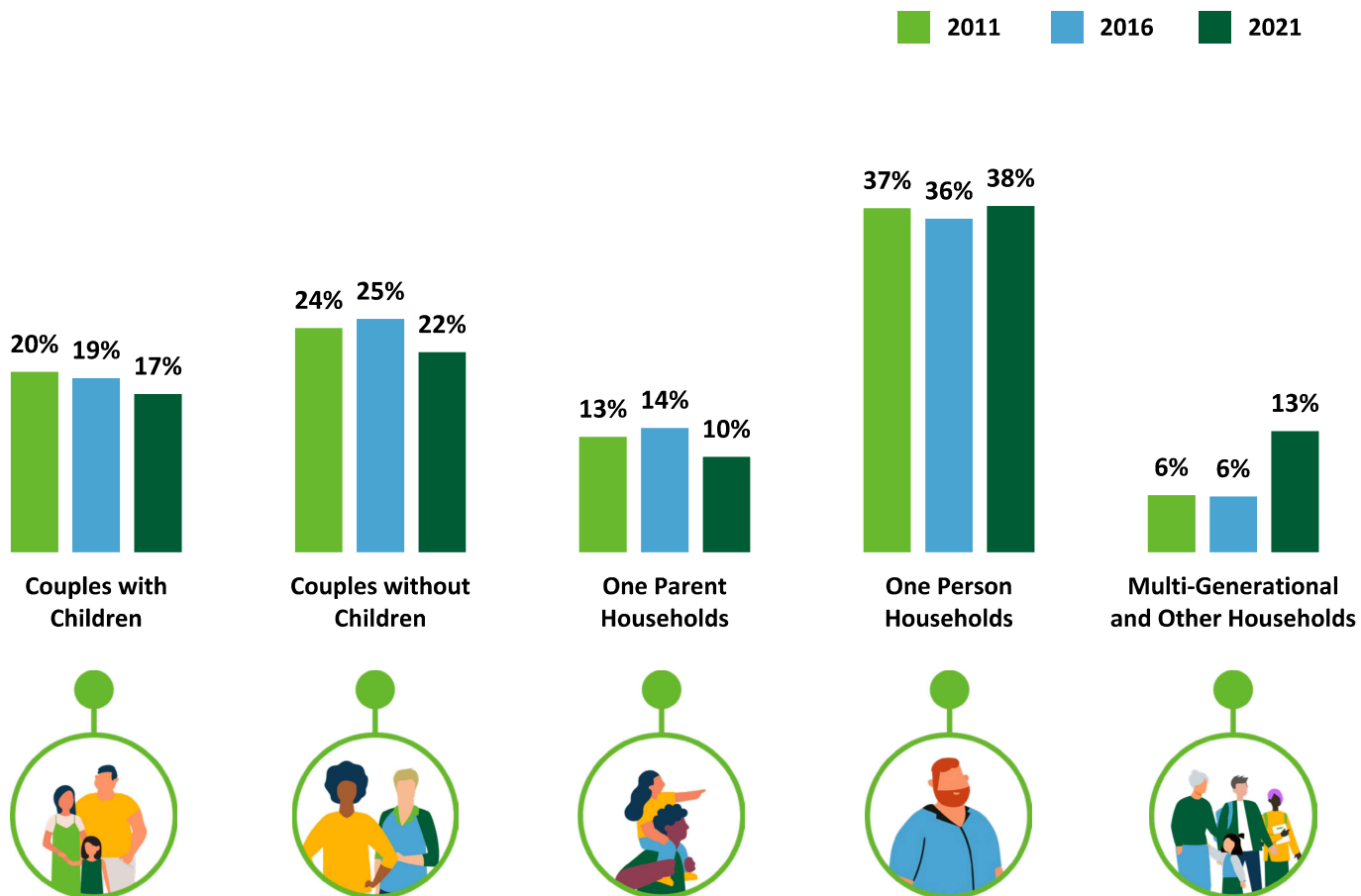


SHARE OF HOUSEHOLDS WHO OWN OR RENT

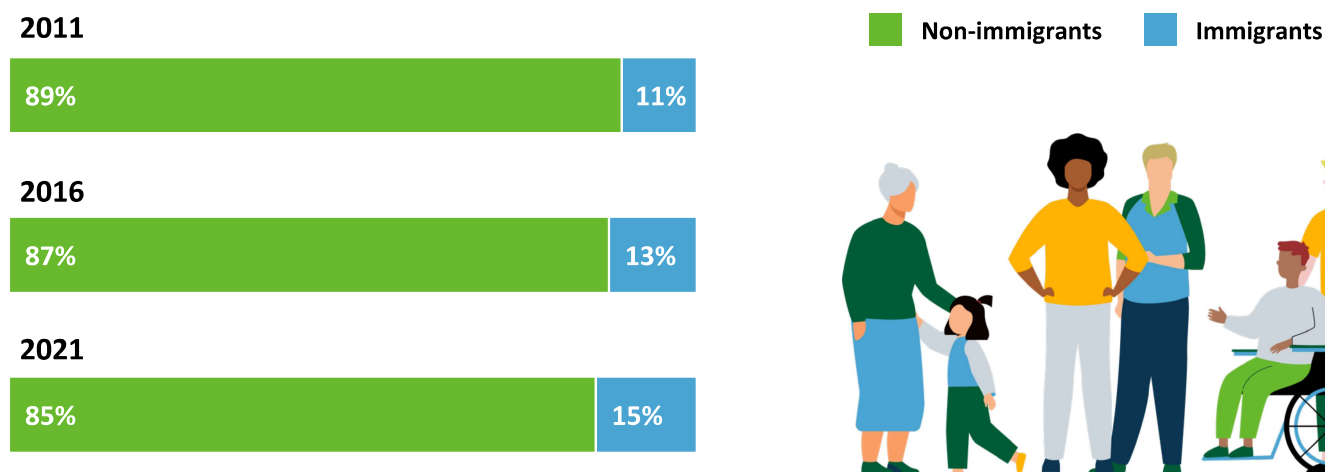


Households (How We Live)

HOUSEHOLD COMPOSITION



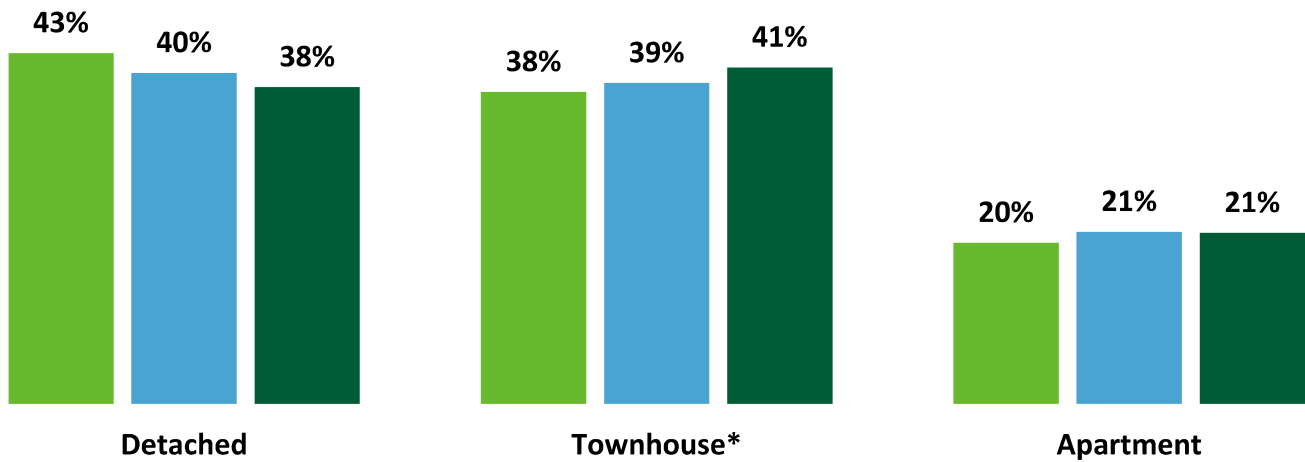
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

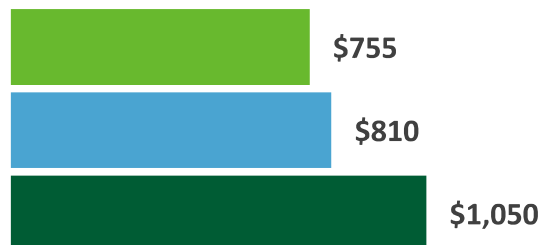
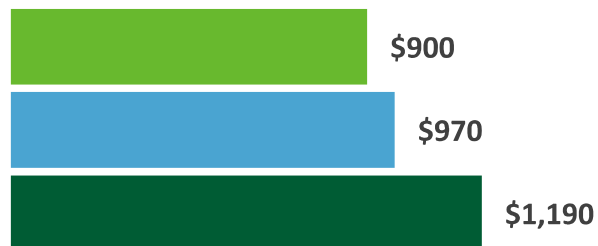
2011 2016 2021



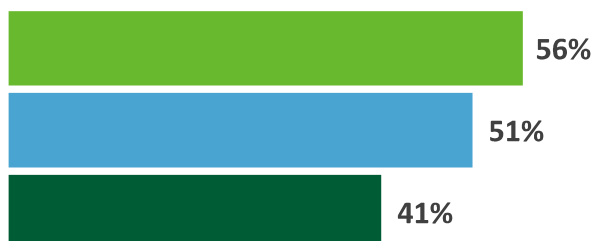
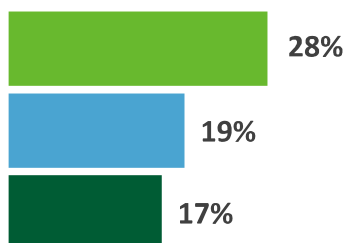
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

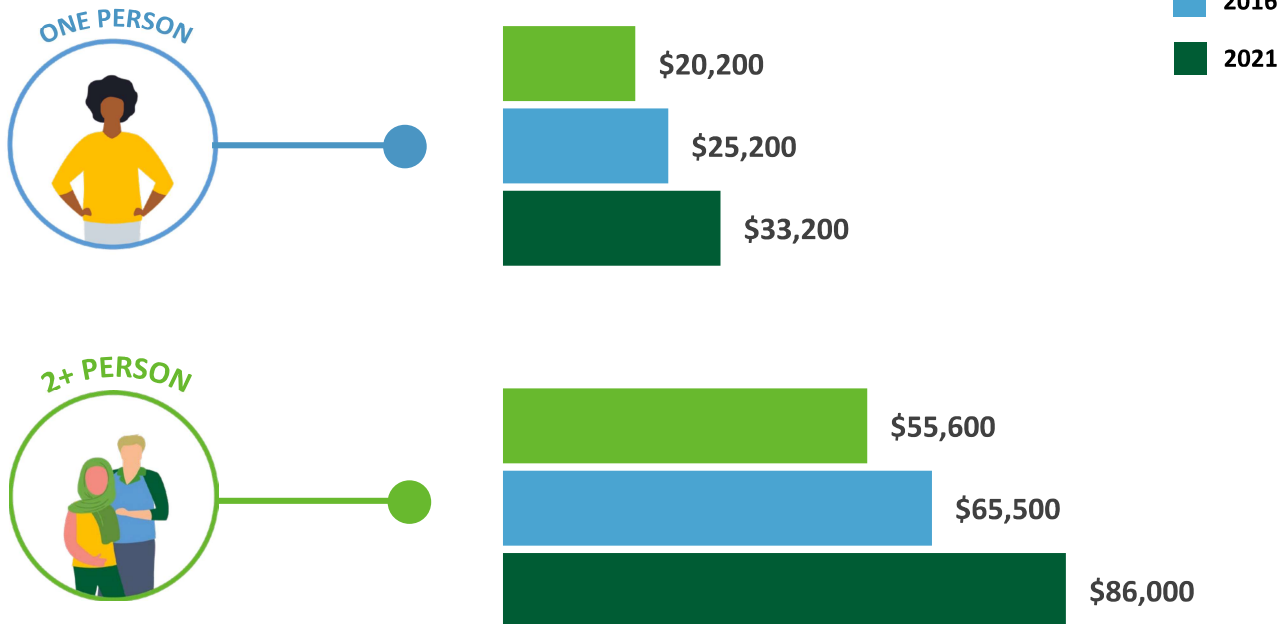


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

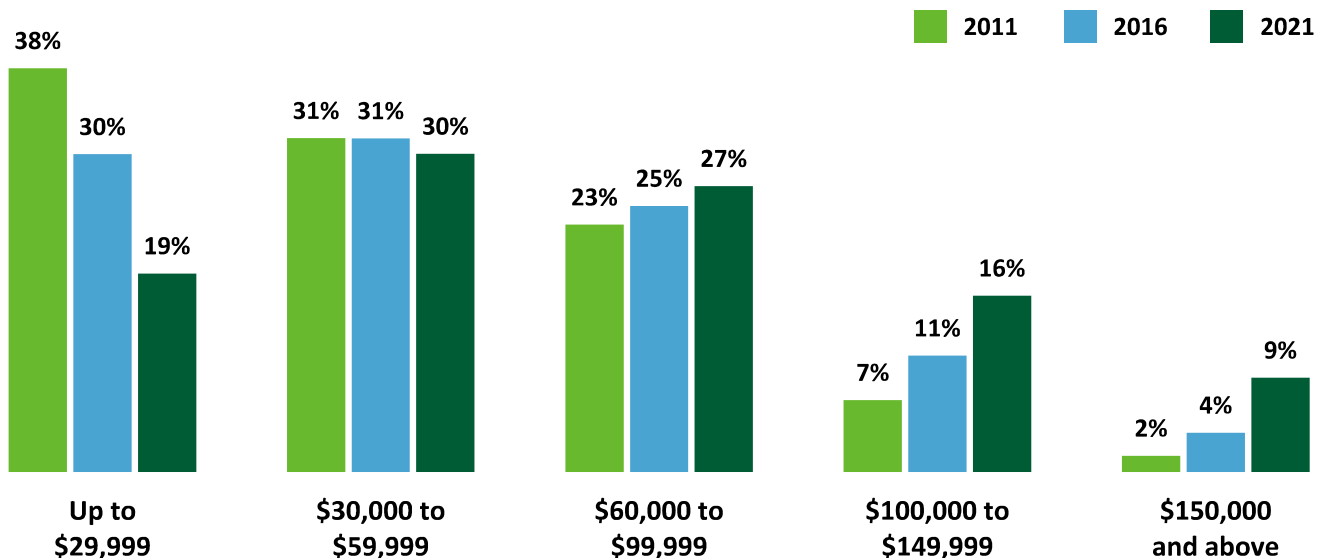


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

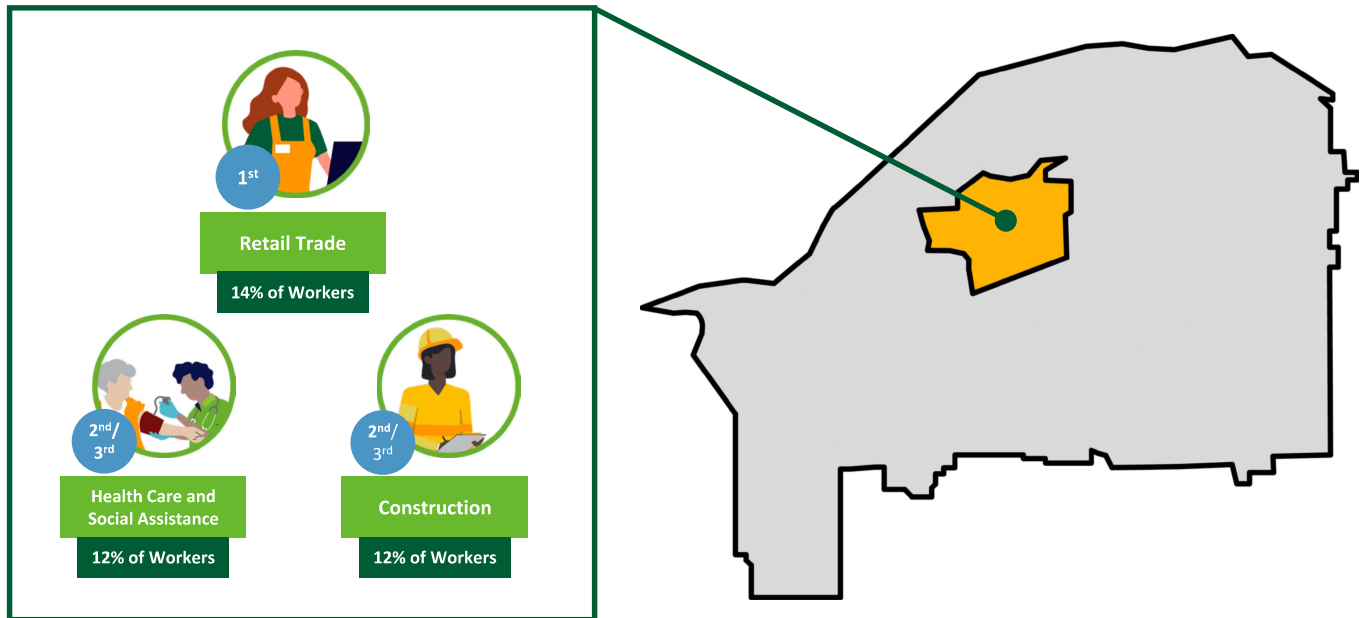


SHARE OF HOUSEHOLDS BY INCOME RANGE

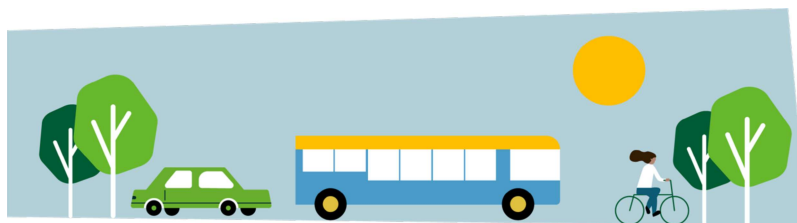


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	88%	1%	11%
2016	87%	3%	10%
2021	89%	2%	8%

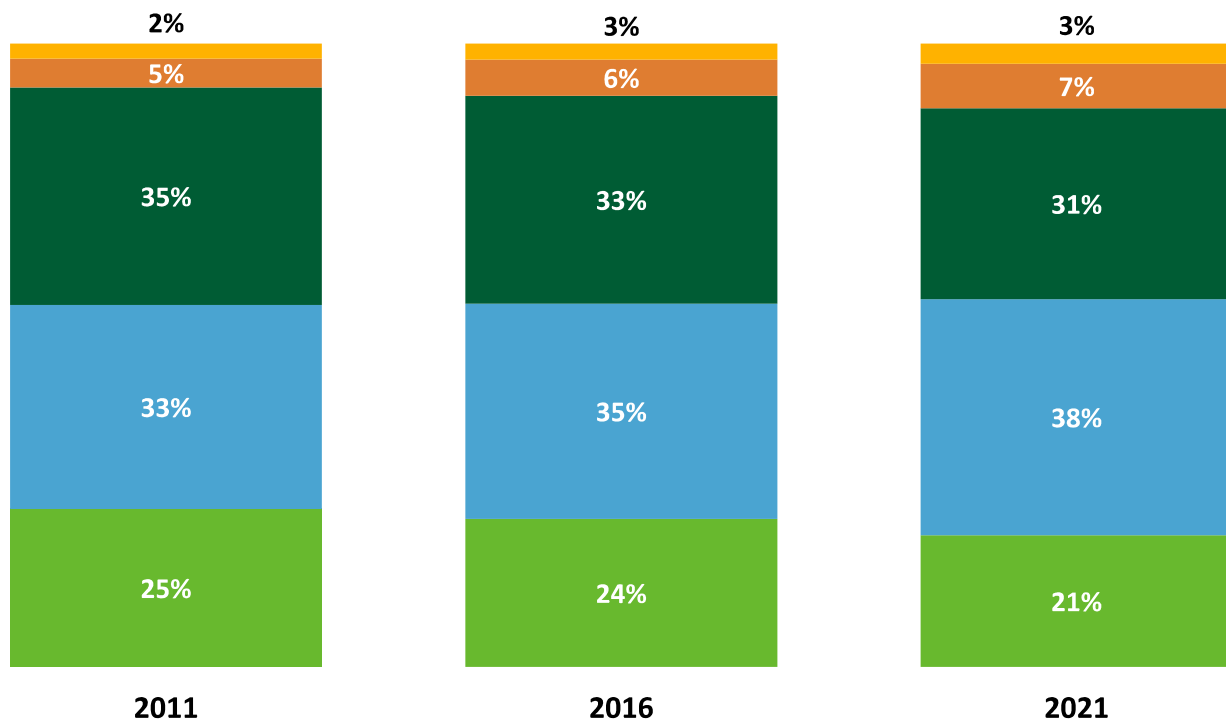
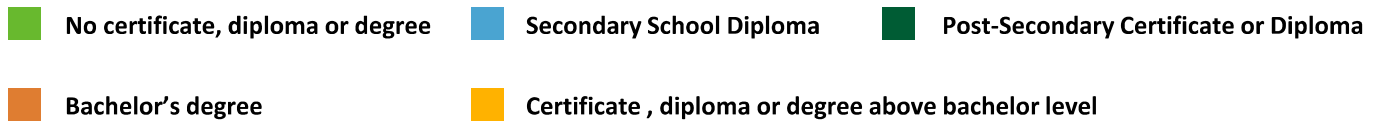
WORK FROM HOME

2011	5%
2016	5%
2021	10%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Questions?

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Email: planning@chilliwack.com

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Fairfield Island NEIGHBOURHOOD PROFILE



Fairfield Island

NEIGHBOURHOOD PROFILE

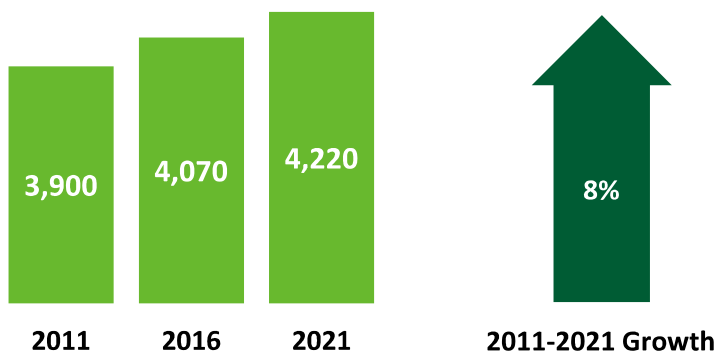


Fairfield Island is the City's second smallest neighbourhood geographically but has more population than half of the other neighbourhoods. The neighbourhood is centrally located directly north of Chilliwack Proper and is separated via the Hope Slough. There is a high concentration of parks in this neighbourhood, including Fiesta, Gwynne Vaughan, Fairfield, Strathcona, Topley, Guinet, Emerald, Glasgow, Hymar, and McDonald Parks.



Population (Who We Are)

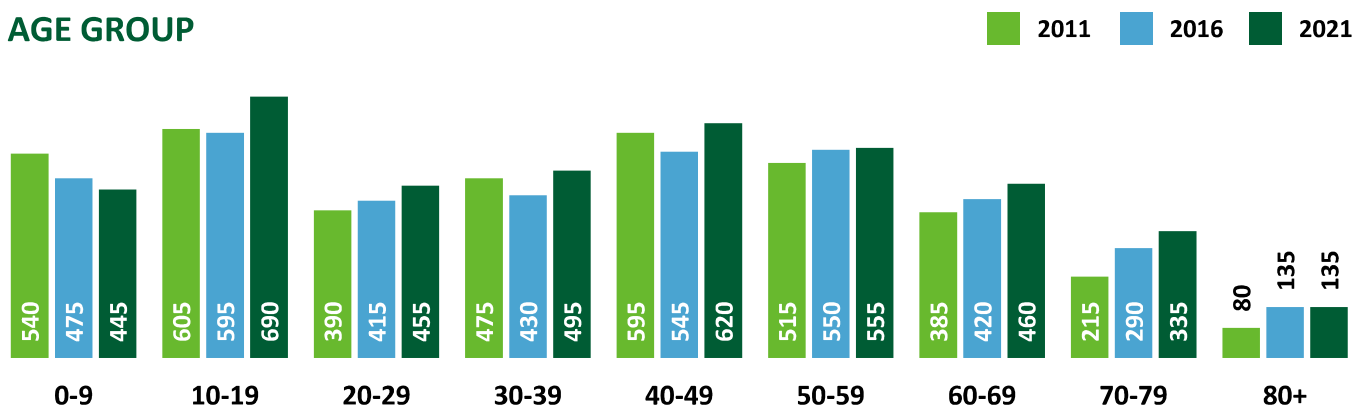
POPULATION TREND



Total Population

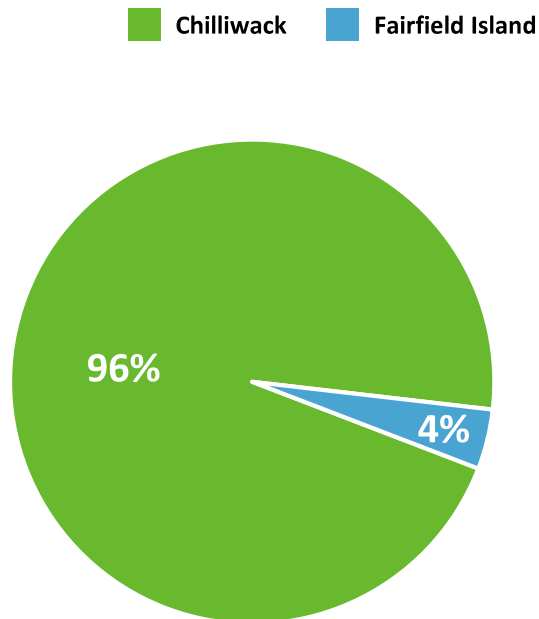


AGE GROUP

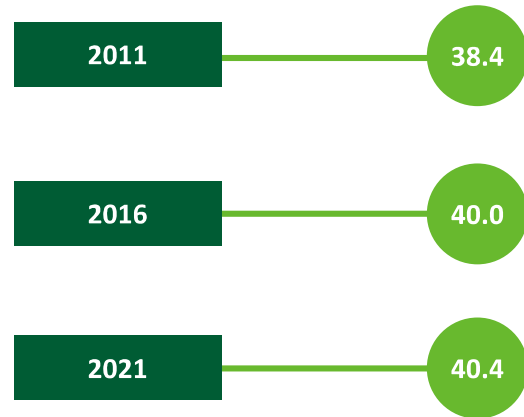


Population (Who We Are)

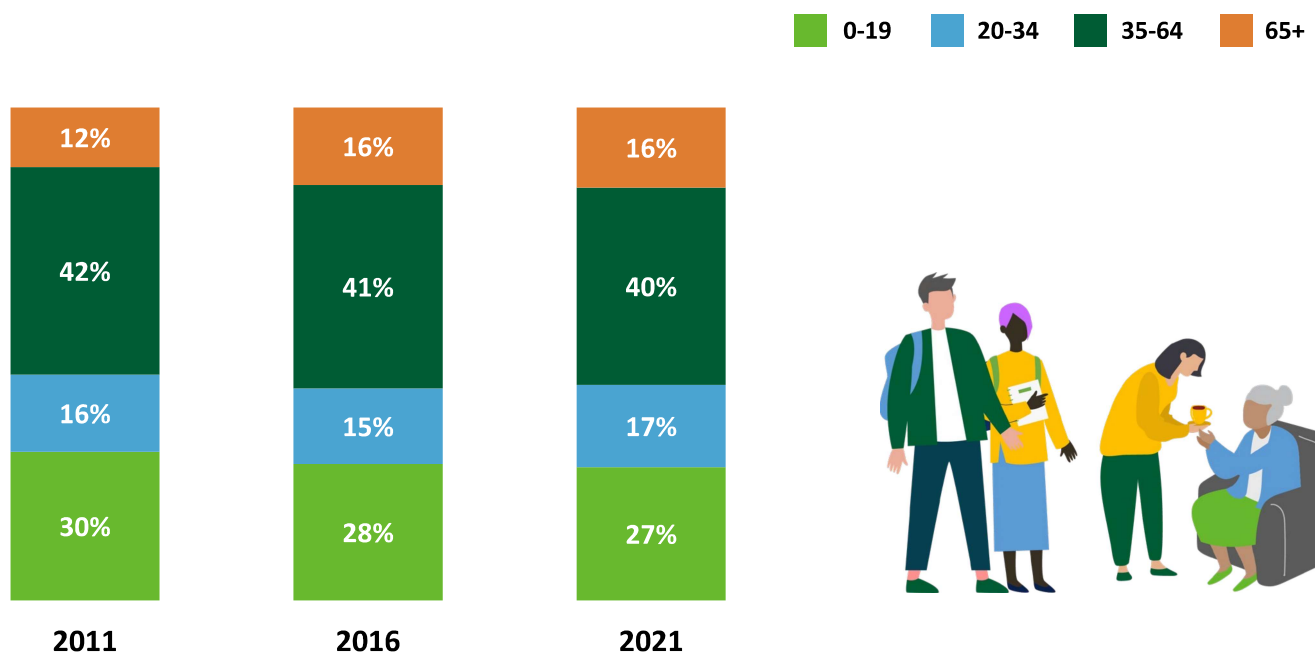
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

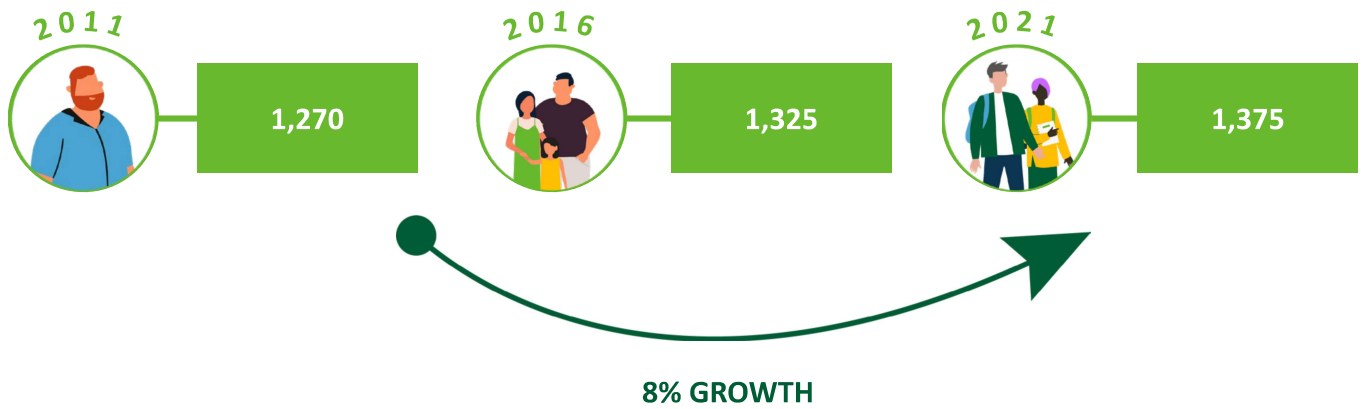


SHARE OF POPULATION BY AGE RANGE

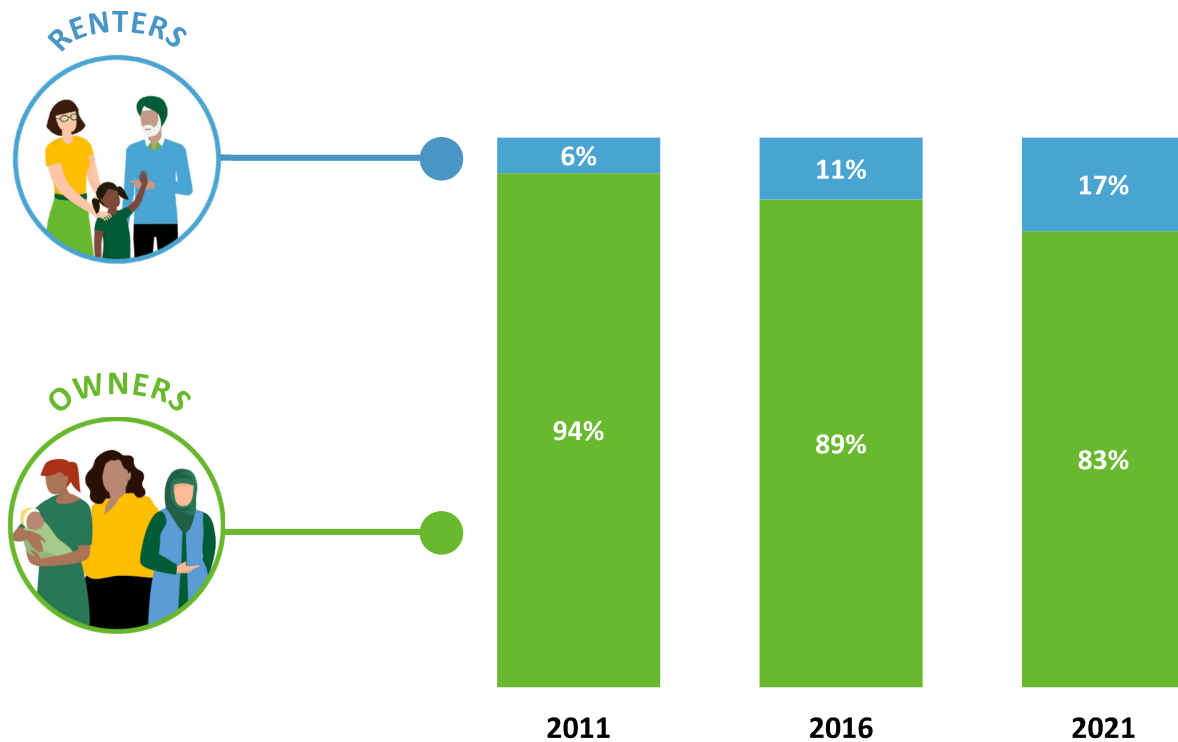


Households (How We Live)

NUMBER OF HOUSEHOLDS



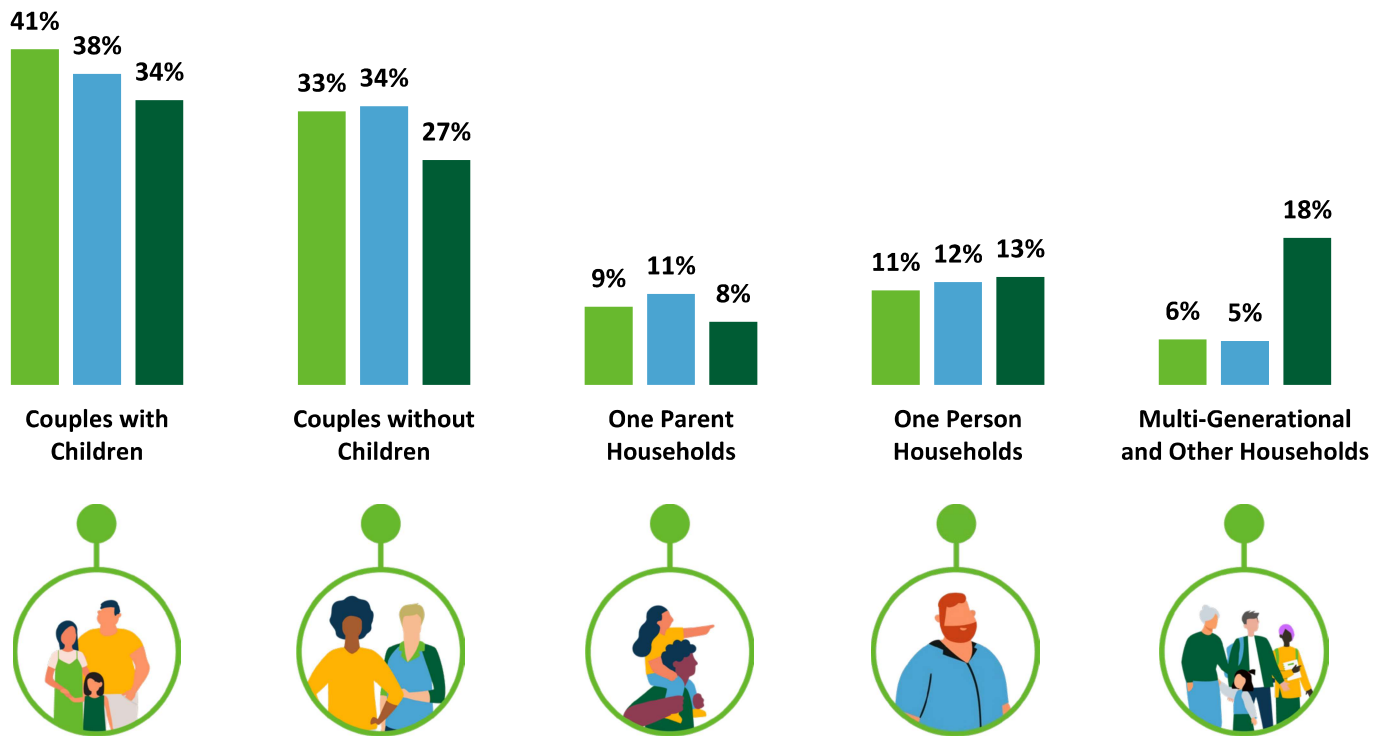
SHARE OF HOUSEHOLDS WHO OWN OR RENT



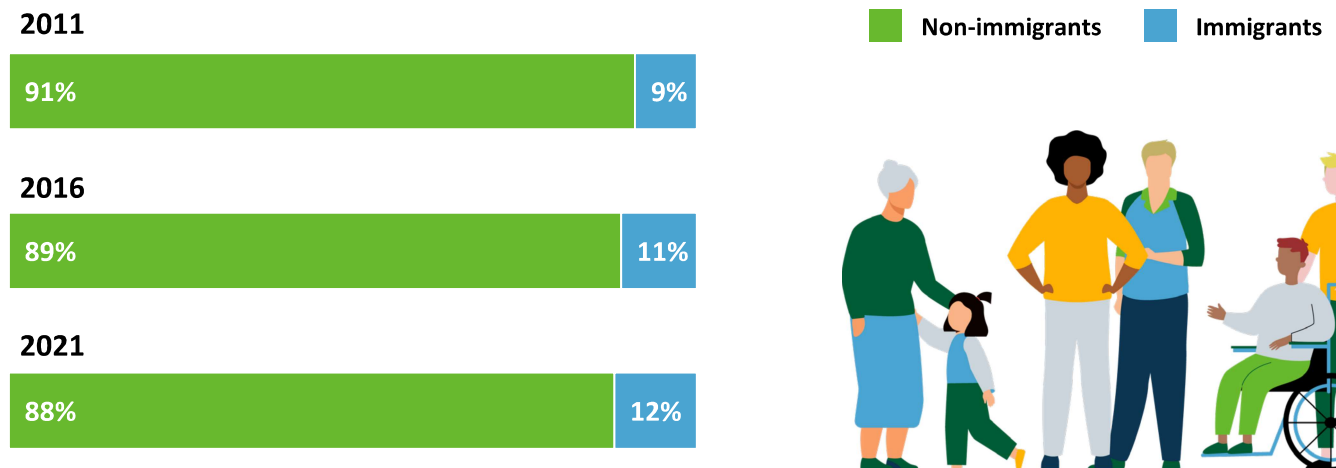
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



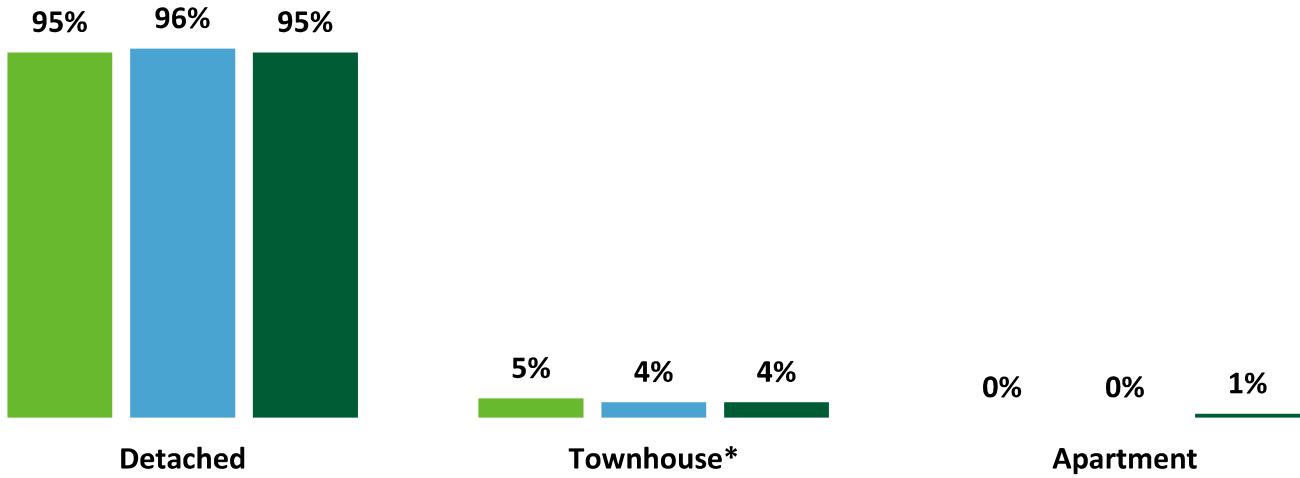
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

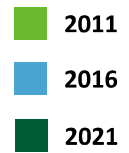
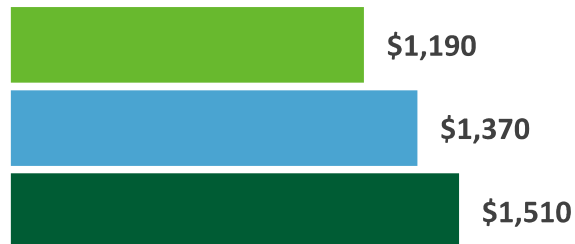
2011 2016 2021



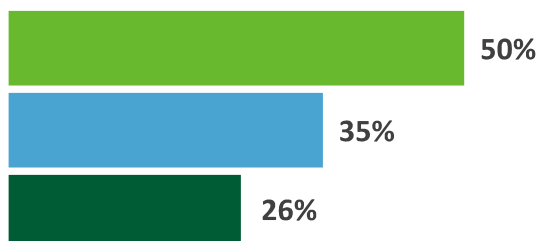
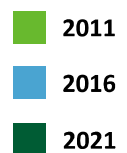
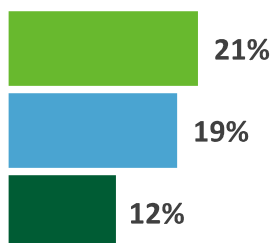
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

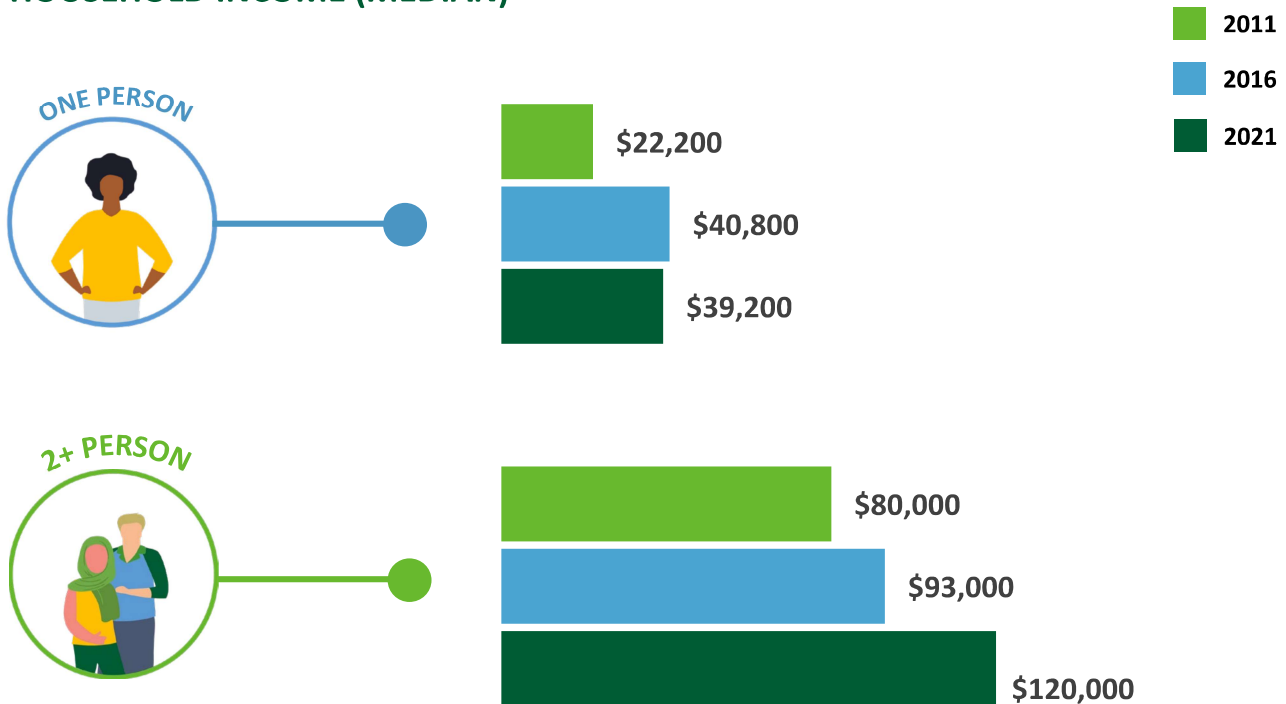


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

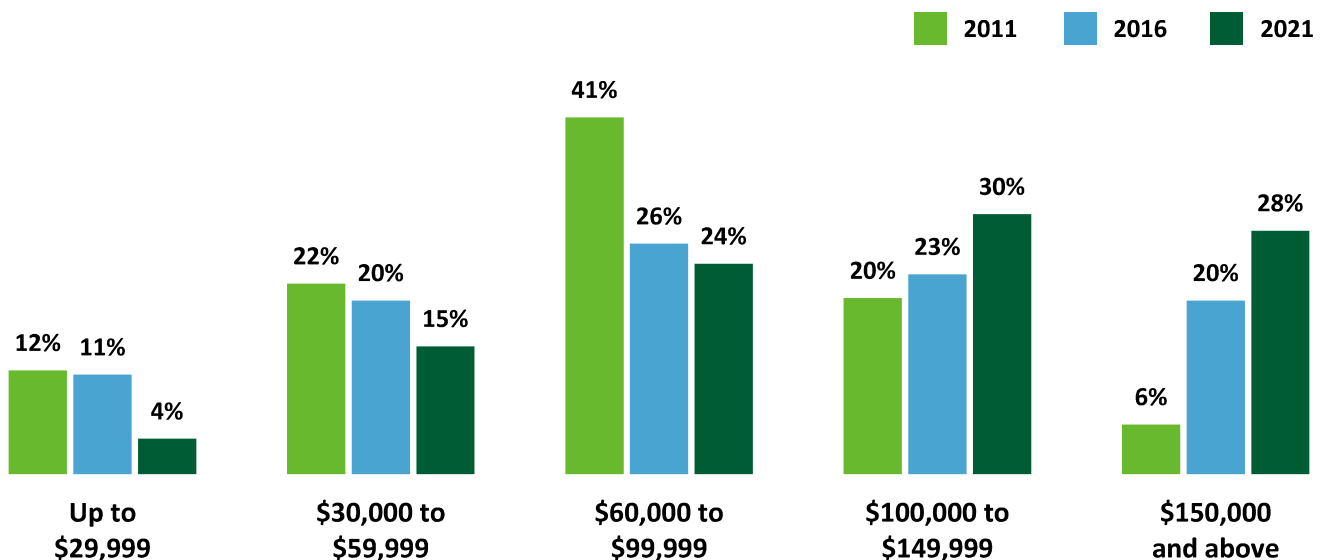


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)



SHARE OF HOUSEHOLDS BY INCOME RANGE

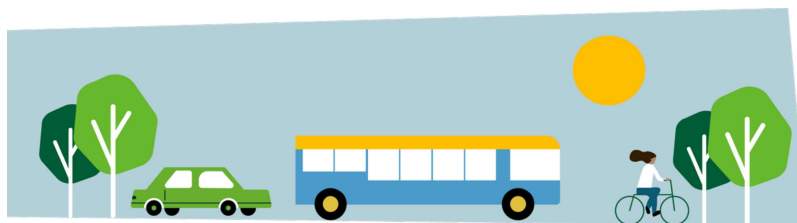


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	96%	1%	3%
2016	95%	2%	3%
2021	94%	1%	5%

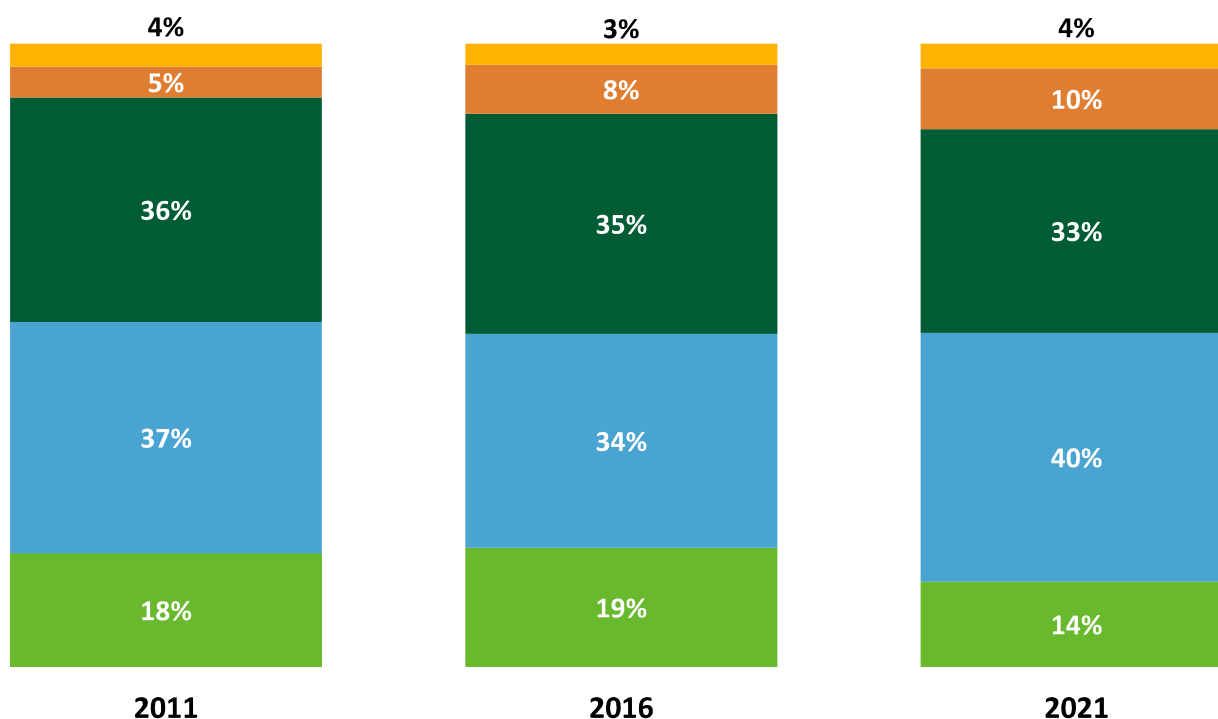
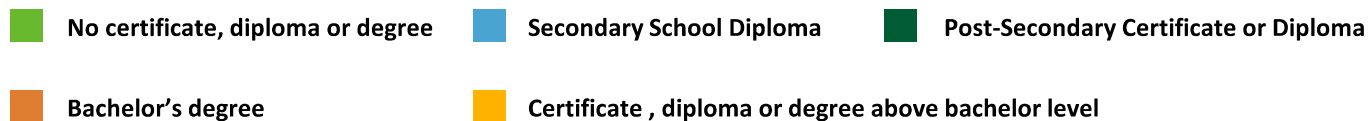
WORK FROM HOME

2011	9%
2016	9%
2021	12%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





DATA SOURCE AND DISCLAIMER:

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Little Mountain NEIGHBOURHOOD PROFILE

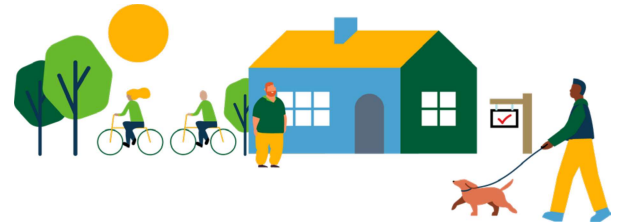


Little Mountain

NEIGHBOURHOOD PROFILE

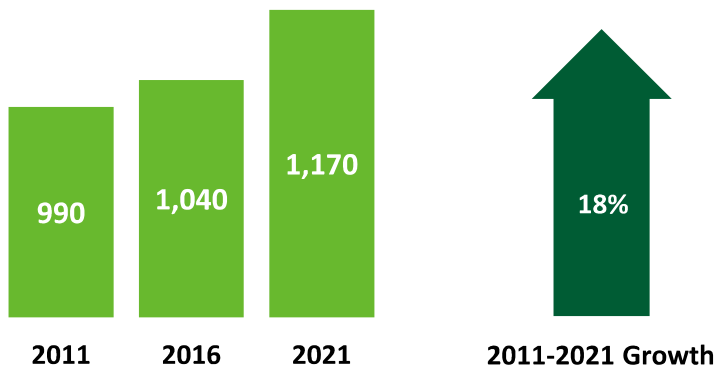


Little Mountain is the City's smallest neighbourhood geographically and in population. Centered around Mount Shannon, the neighbourhood includes a large forested area, accessible through the Little Mountain Stairs with several lookouts. Residences in the neighbourhood are primarily detached houses on the mountain top and along the hillsides.



Population (Who We Are)

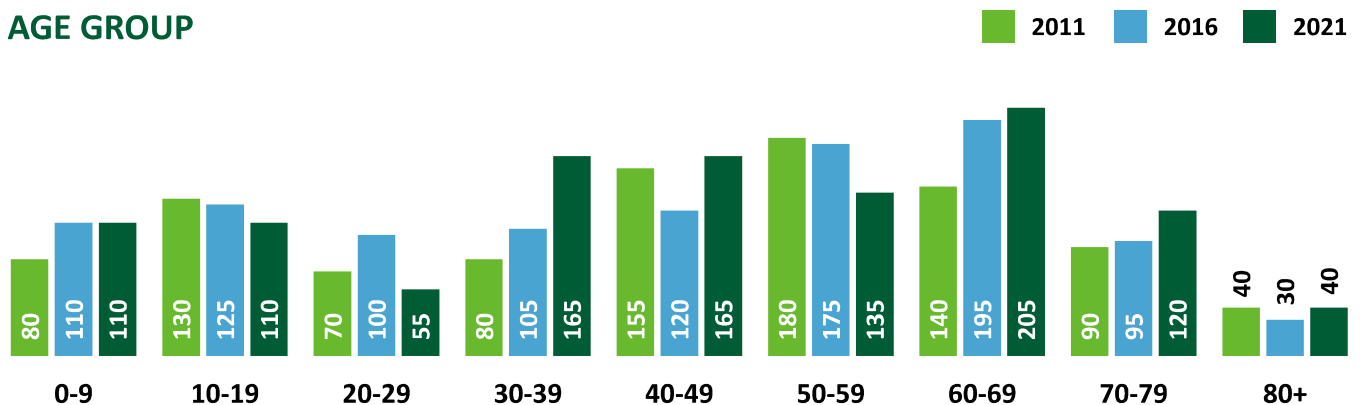
POPULATION TREND



Total Population

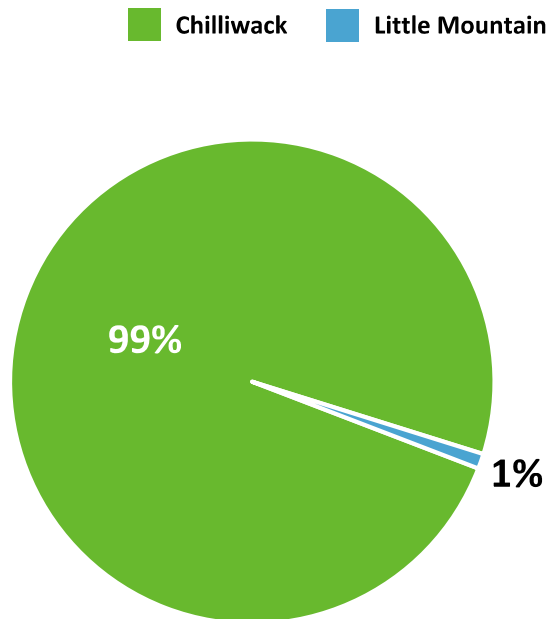


AGE GROUP

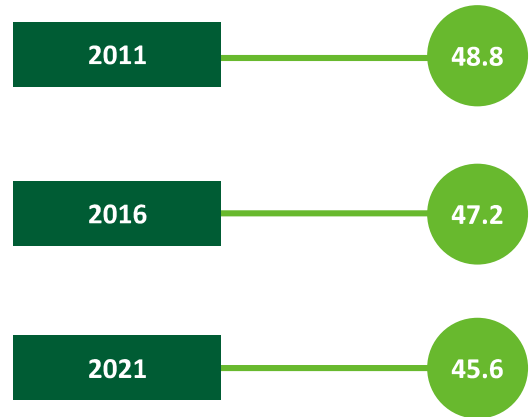


Population (Who We Are)

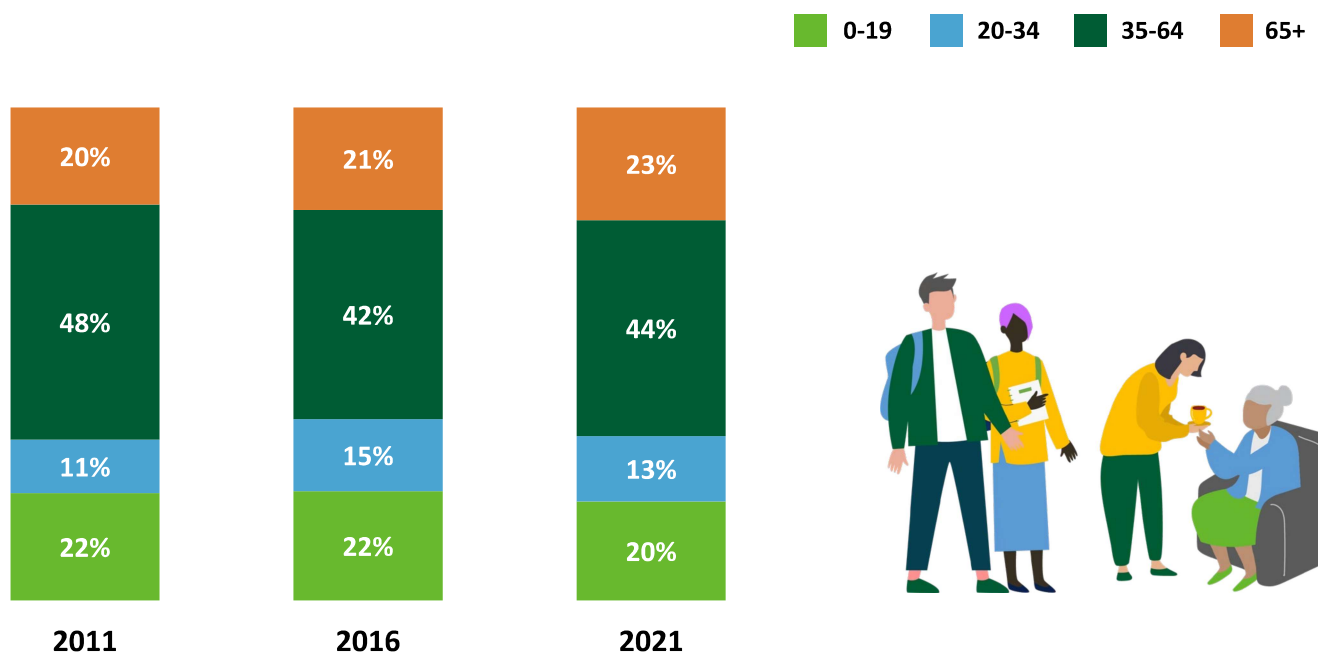
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

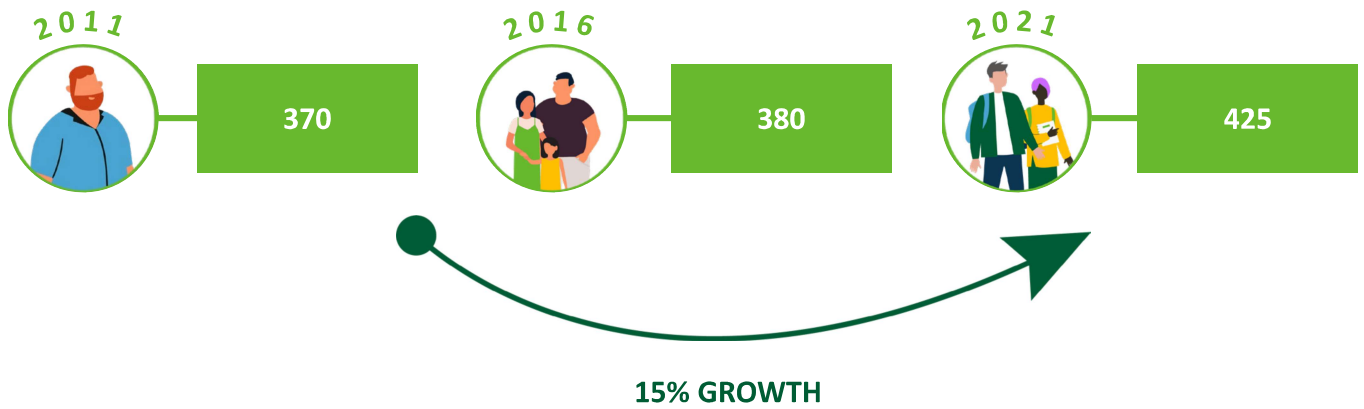


SHARE OF POPULATION BY AGE RANGE

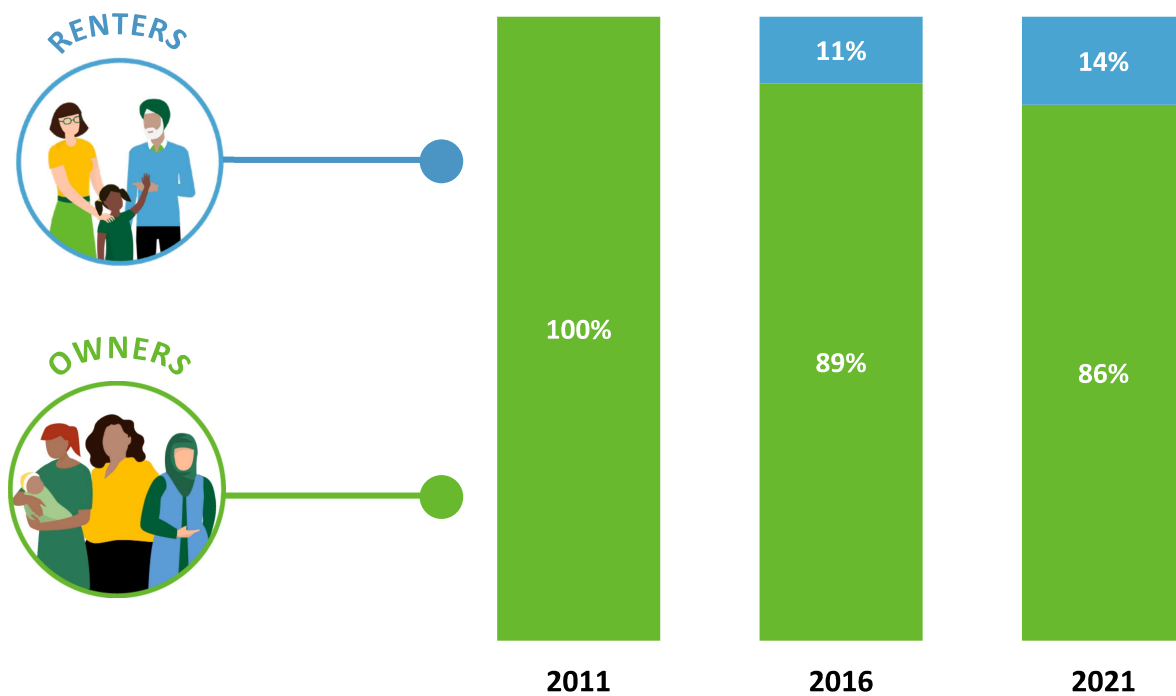


Households (How We Live)

NUMBER OF HOUSEHOLDS

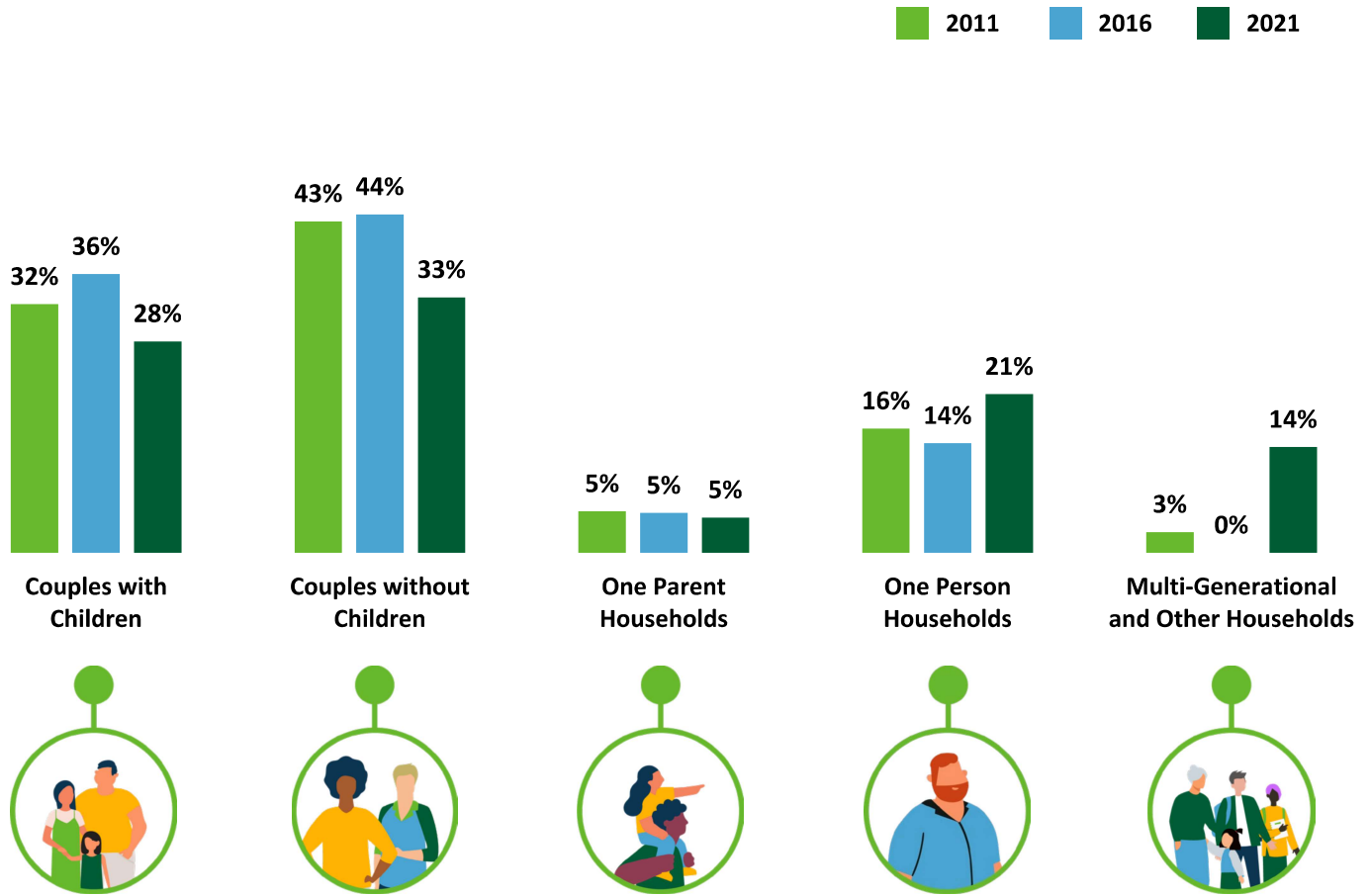


SHARE OF HOUSEHOLDS WHO OWN OR RENT

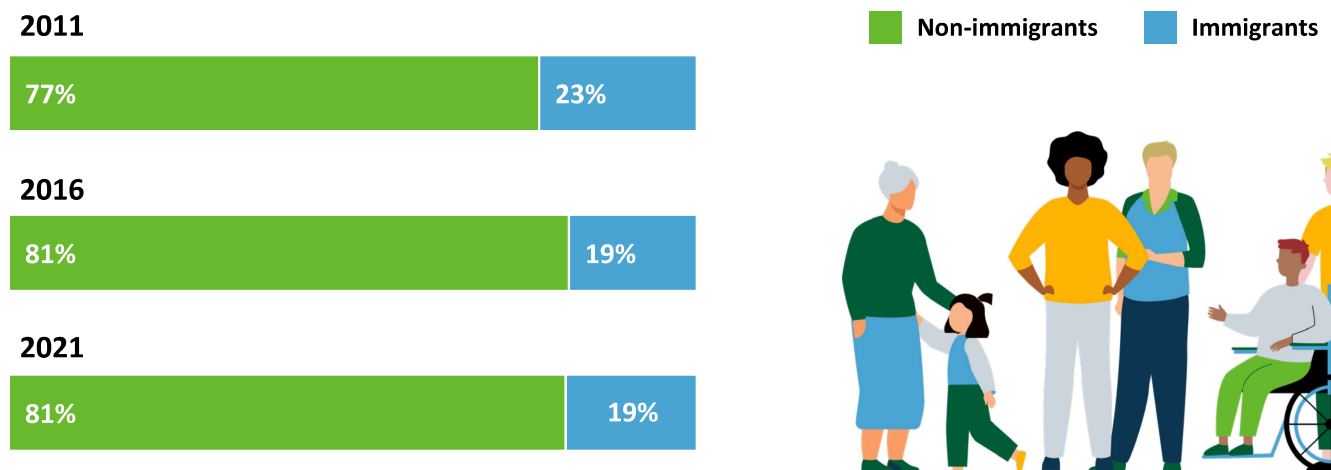


Households (How We Live)

HOUSEHOLD COMPOSITION



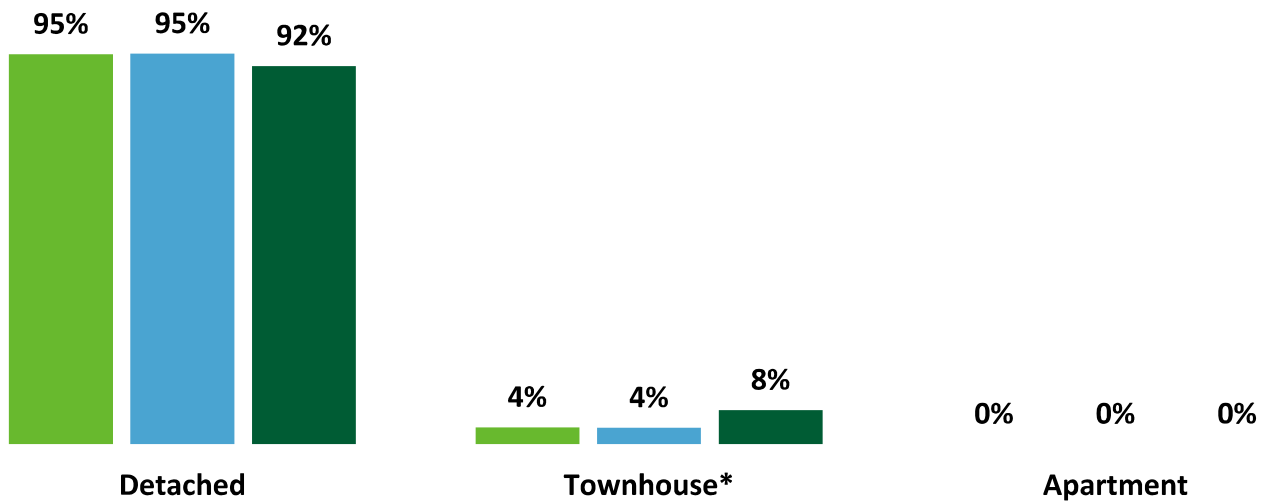
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

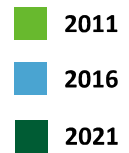
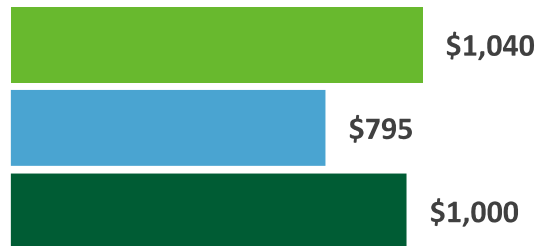
2011 2016 2021



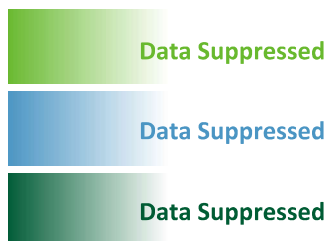
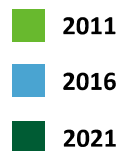
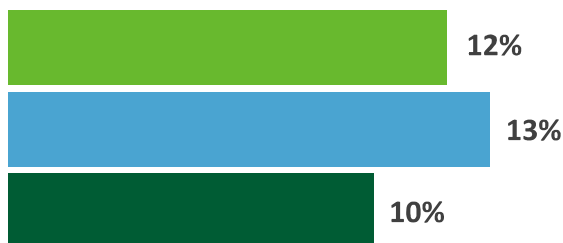
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

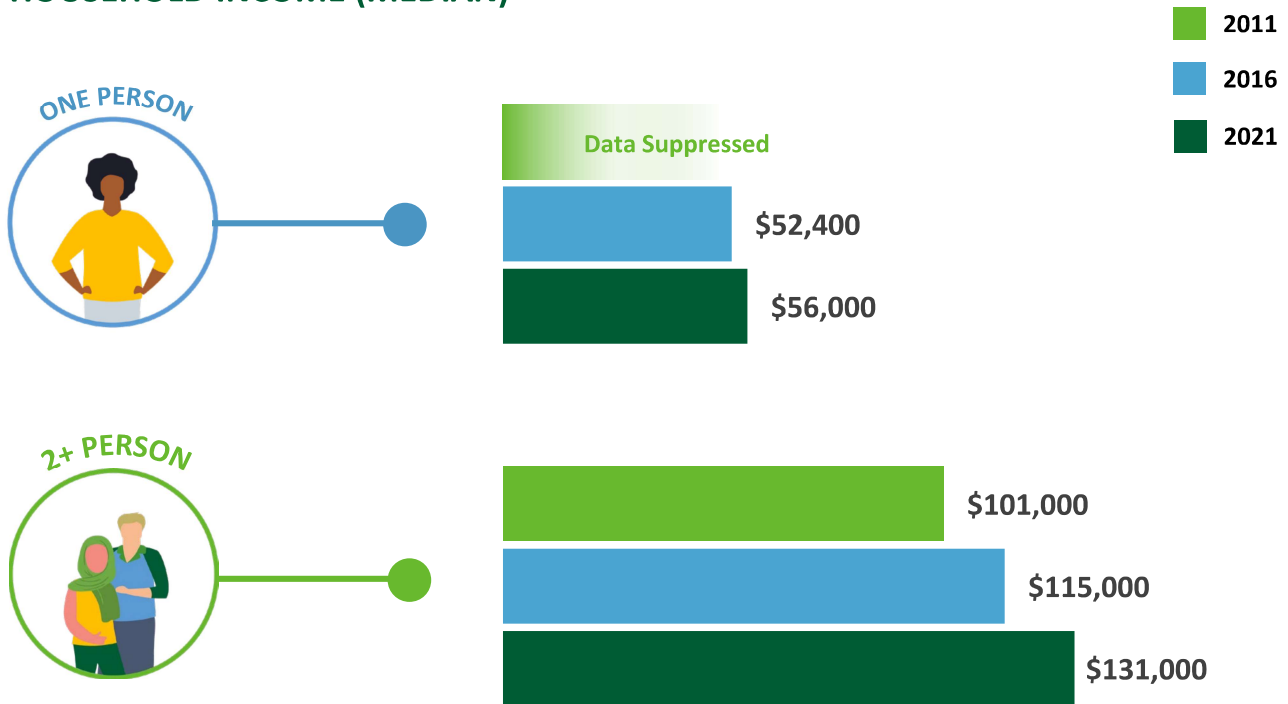


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

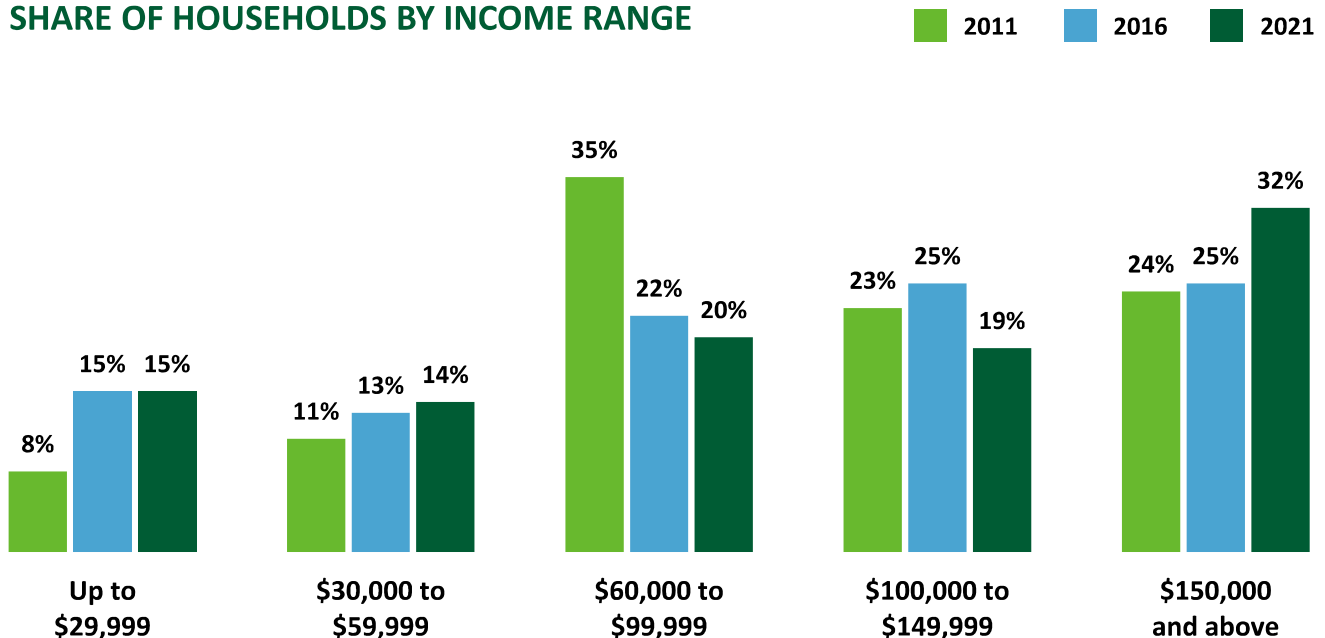


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

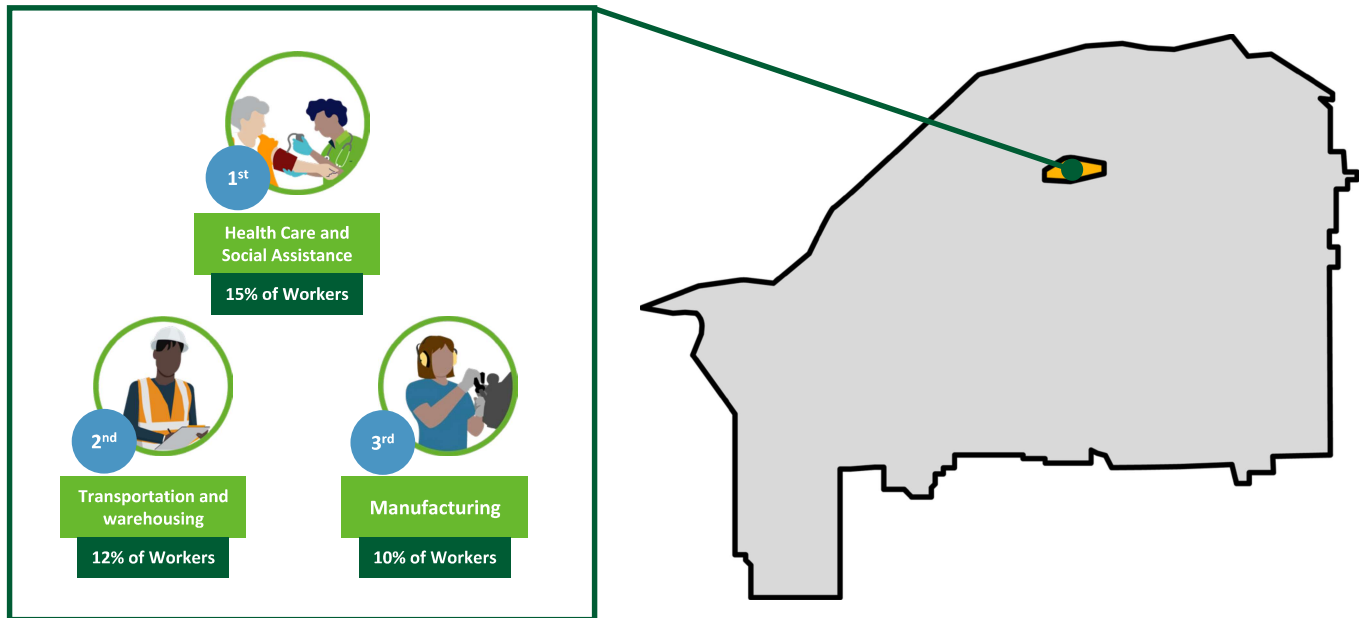


SHARE OF HOUSEHOLDS BY INCOME RANGE

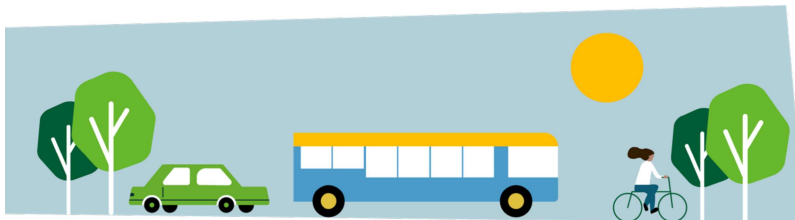


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	97%	0%	3%
2016	97%	0%	3%
2021	96%	0%	4%

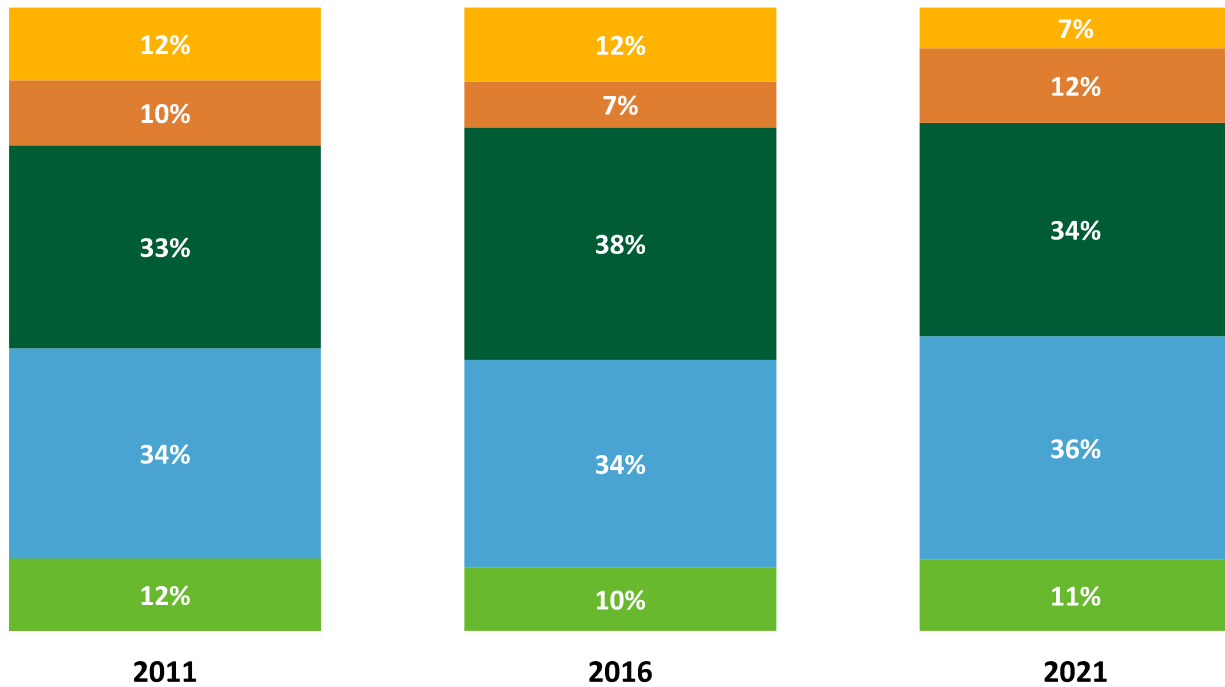
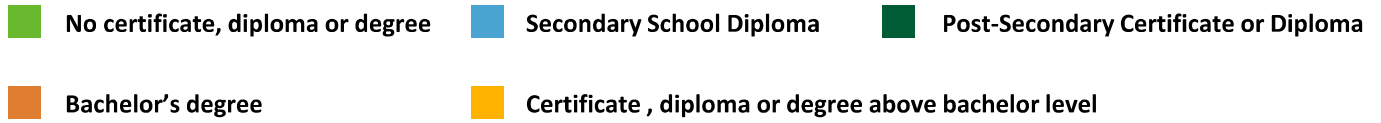
WORK FROM HOME

2011	14%
2016	7%
2021	17%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Sardis

NEIGHBOURHOOD PROFILE



Sardis

NEIGHBOURHOOD PROFILE

Includes Skowkale and Yakweakwioose

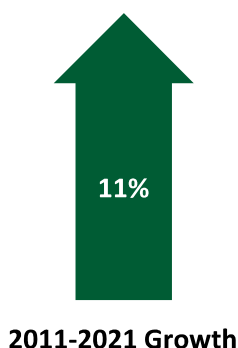
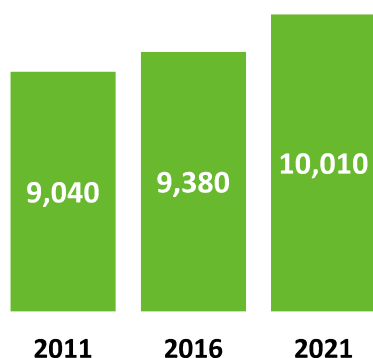


Sardis is the City's fourth smallest neighbourhood geographically, but also its fourth most populous. Directly south of Chilliwack Proper, it is centrally located with a mix of land uses and activities, including the Chilliwack and Cottonwood Malls and other big box stores. The neighbourhood has a diverse range of housing options, and includes two First Nations communities, Skowkale and Yakweakioose, and the Coqualeetza Lands (managed by Stó:lō Nation).



Population (Who We Are)

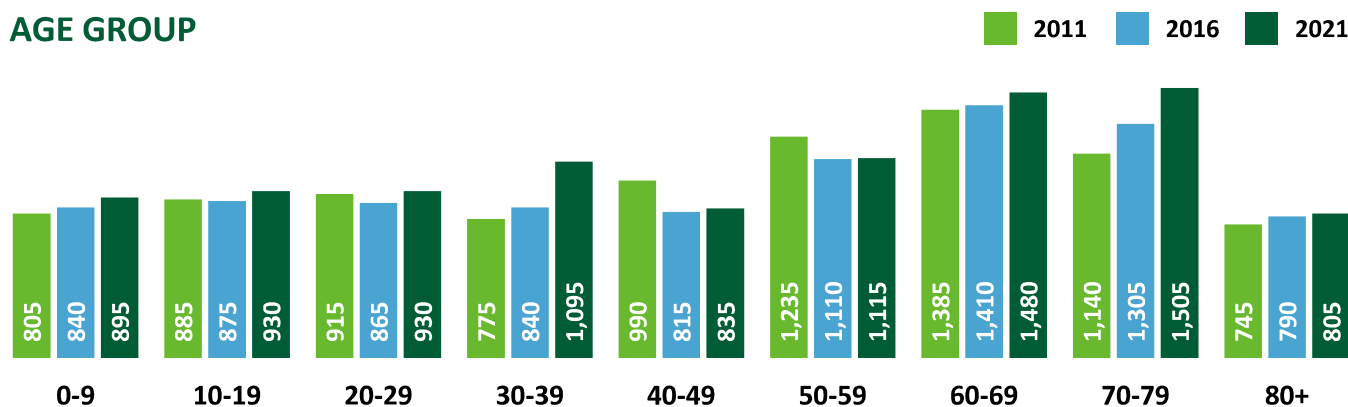
POPULATION TREND



Total Population

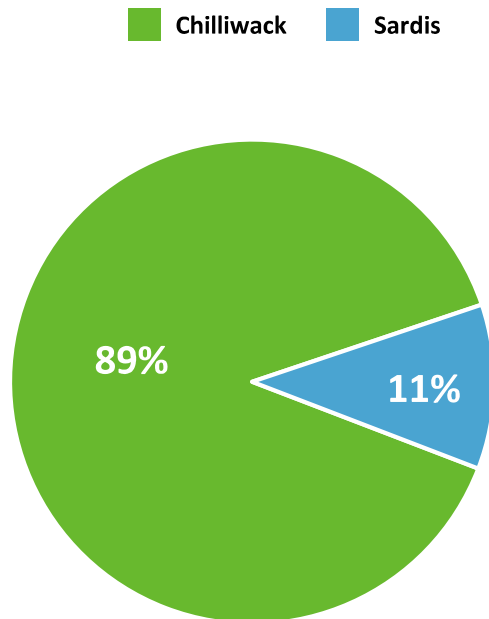


AGE GROUP

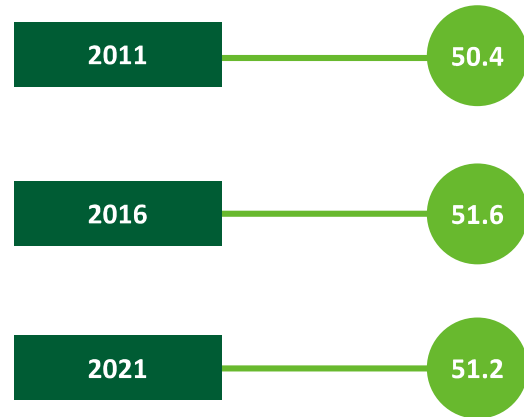


Population (Who We Are)

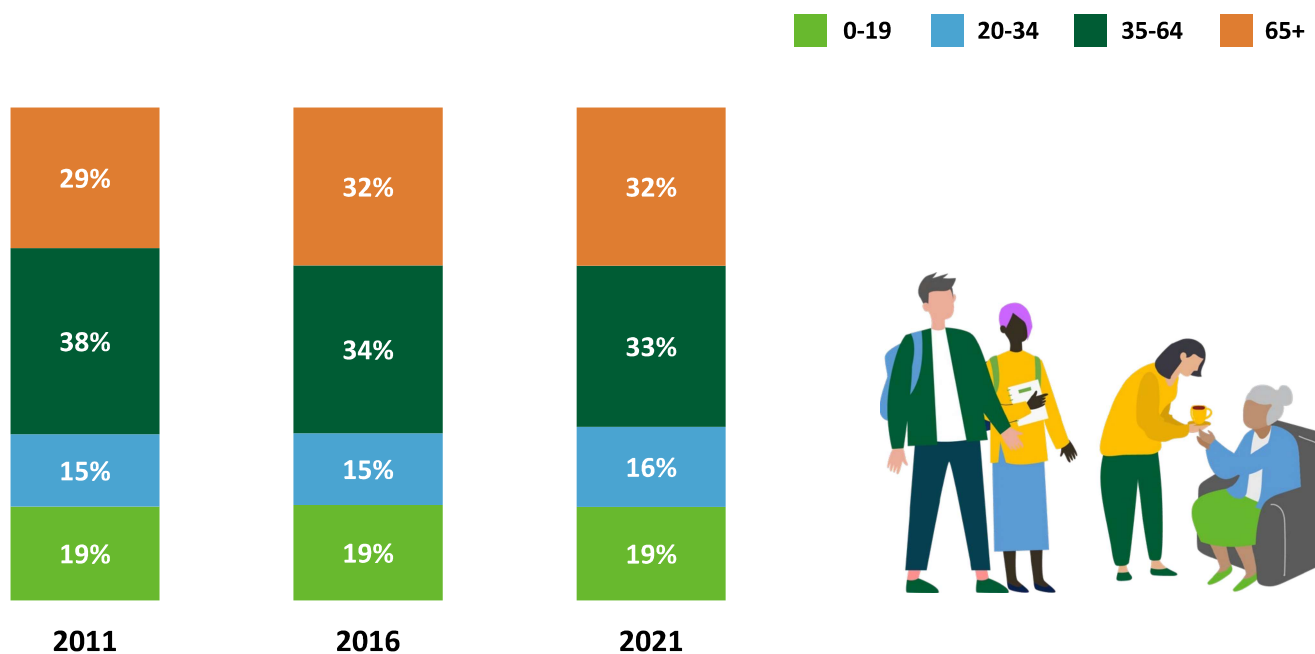
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

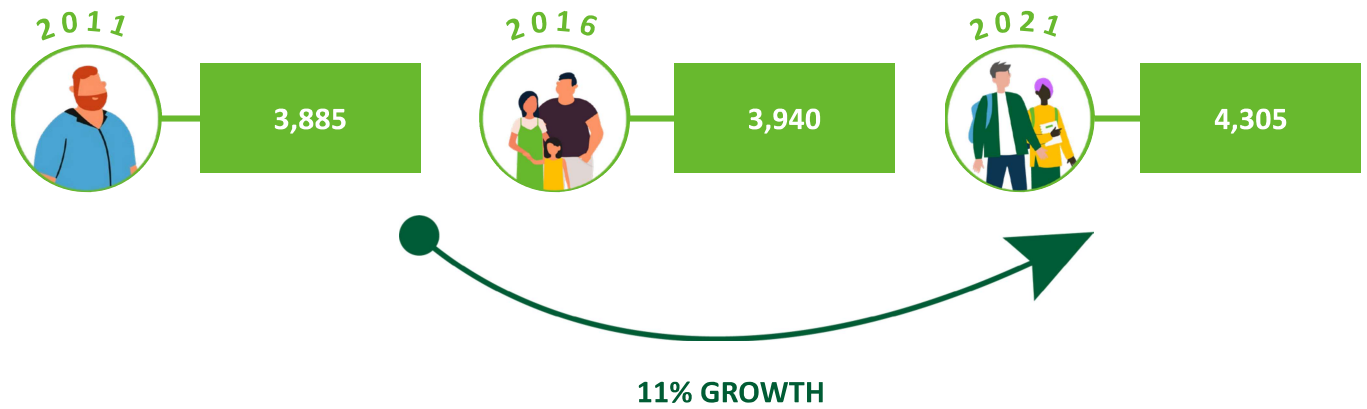


SHARE OF POPULATION BY AGE RANGE

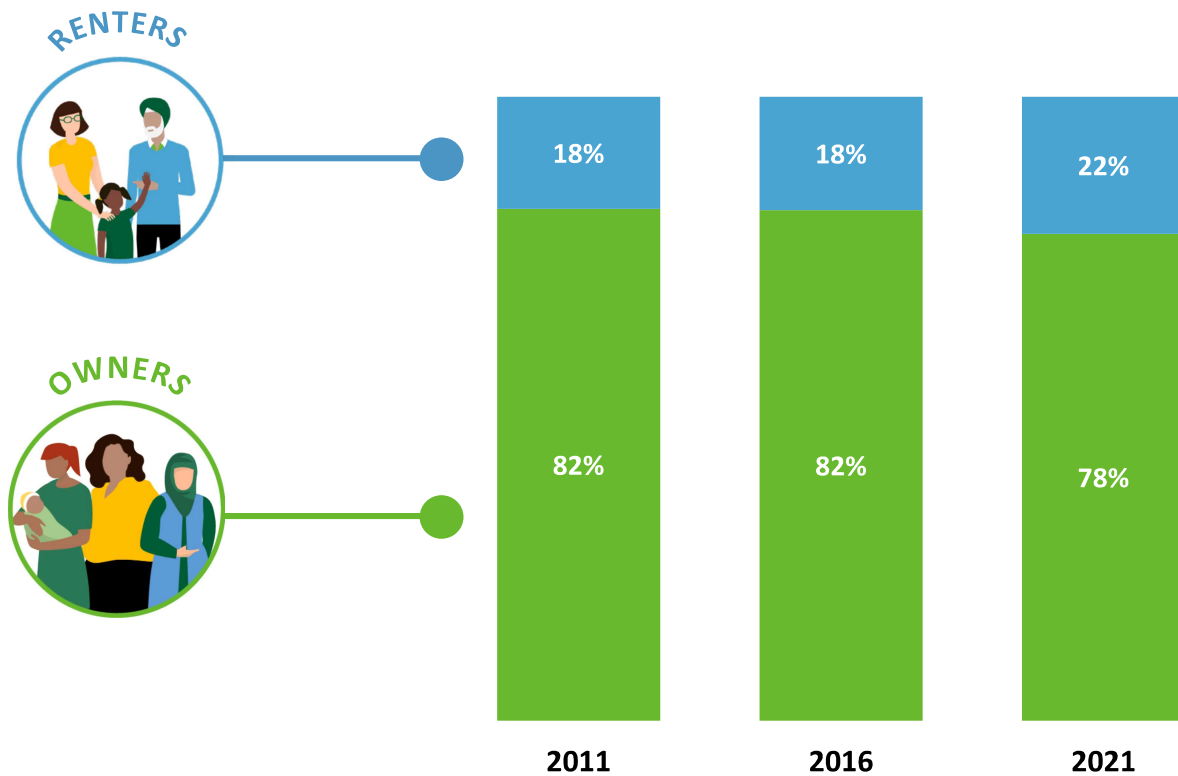


Households (How We Live)

NUMBER OF HOUSEHOLDS

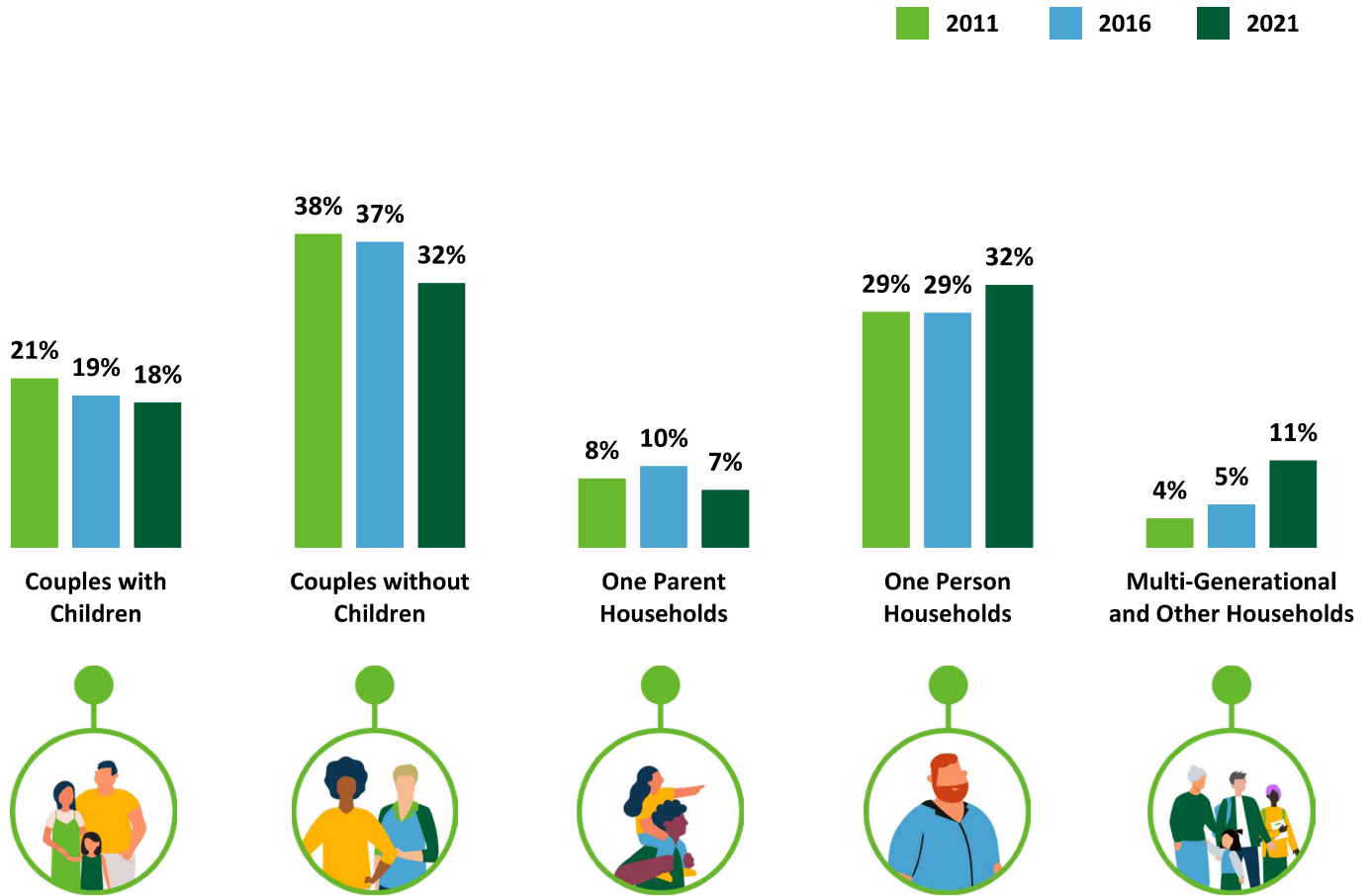


SHARE OF HOUSEHOLDS WHO OWN OR RENT

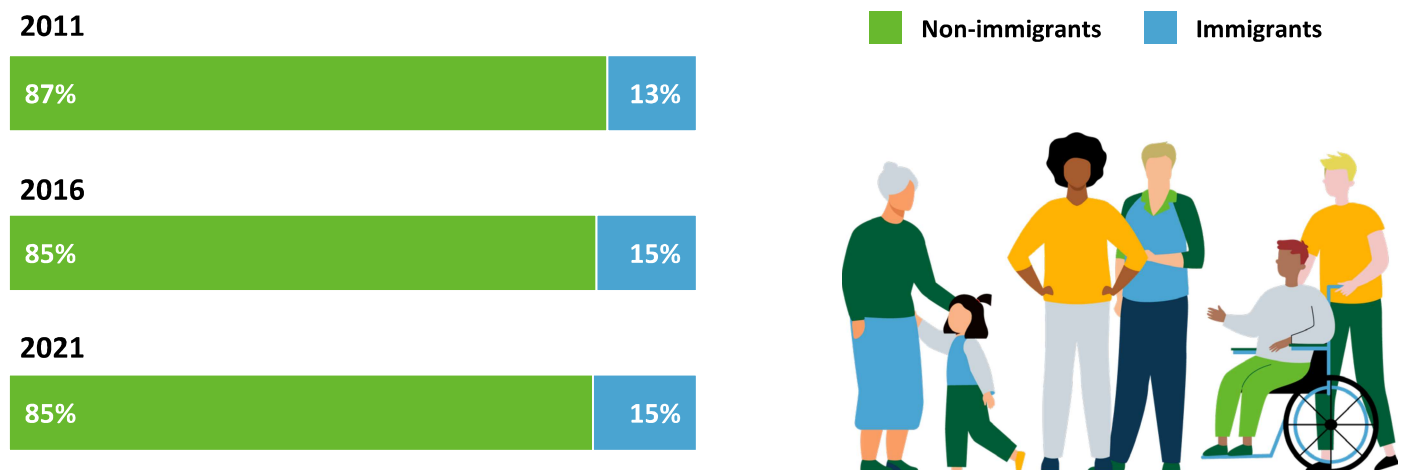


Households (How We Live)

HOUSEHOLD COMPOSITION



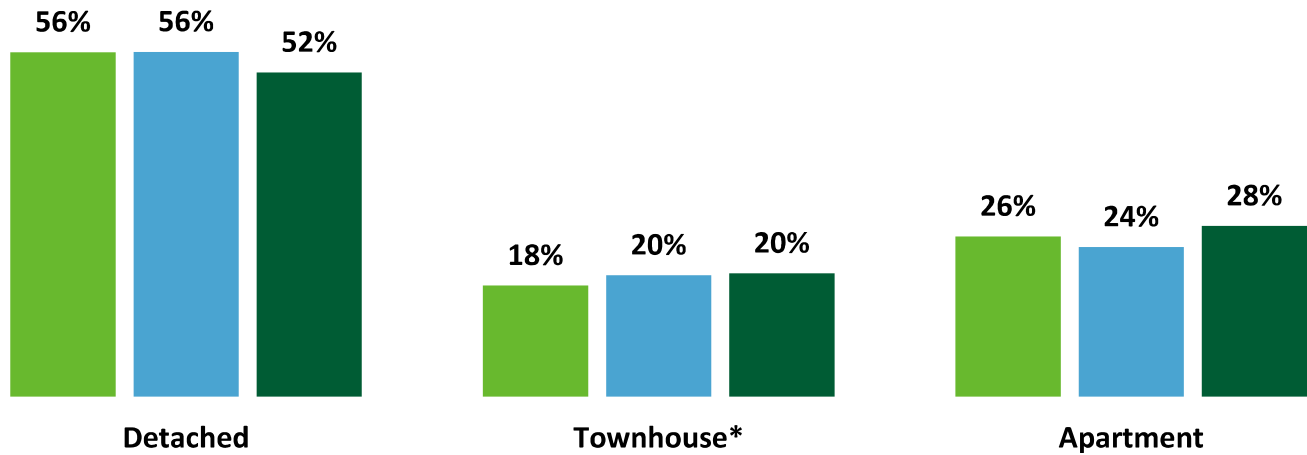
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

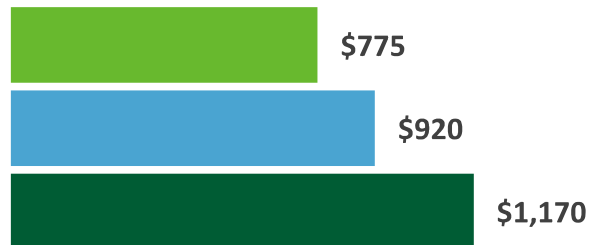
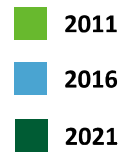
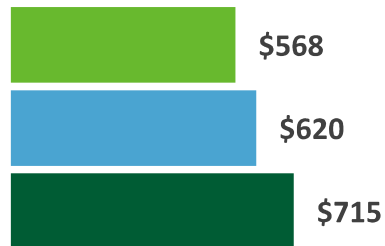
2011 2016 2021



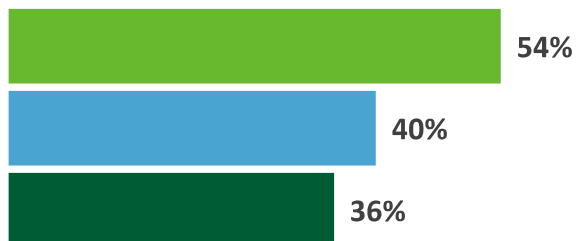
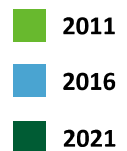
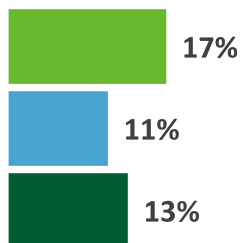
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

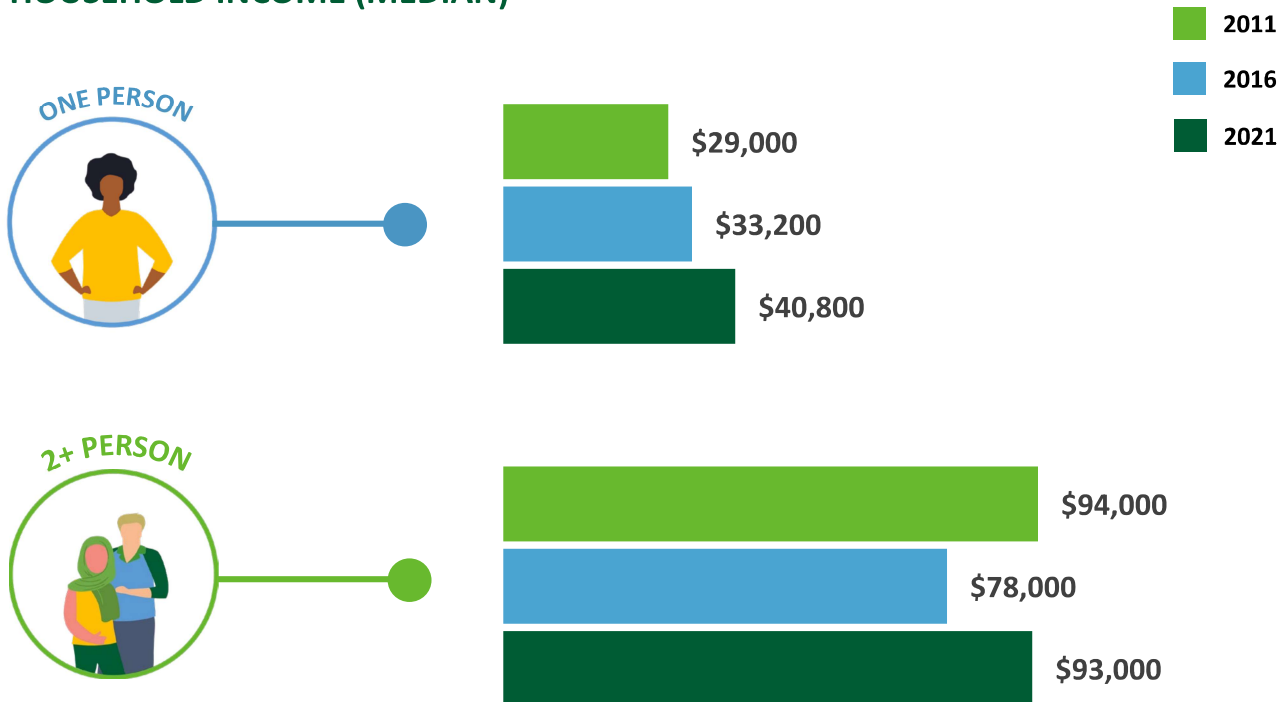


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

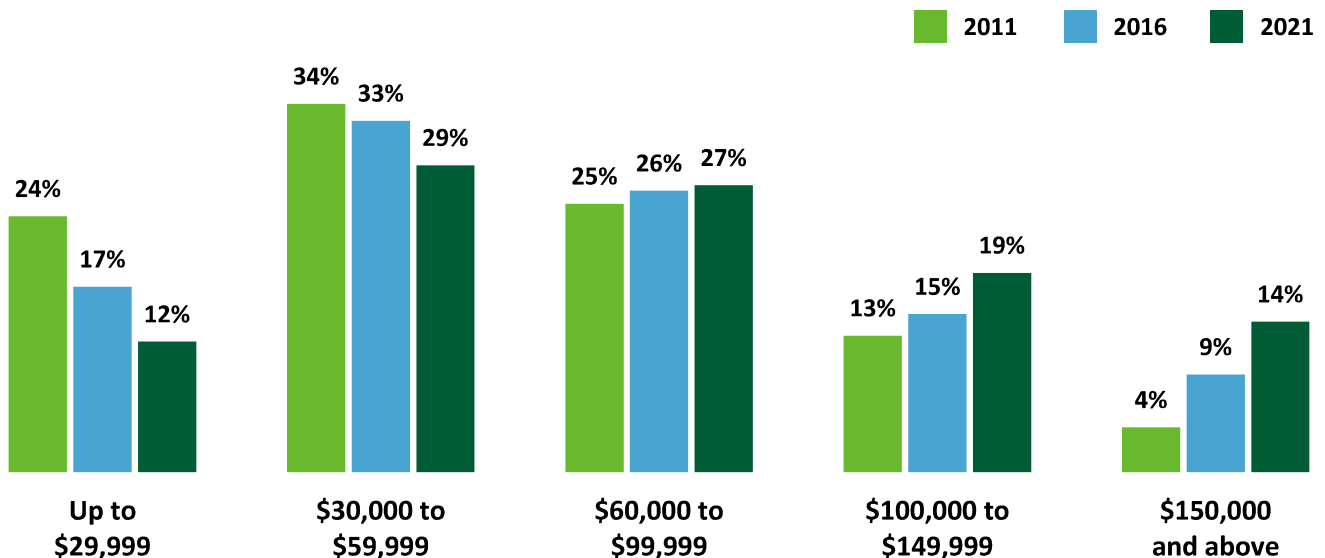


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

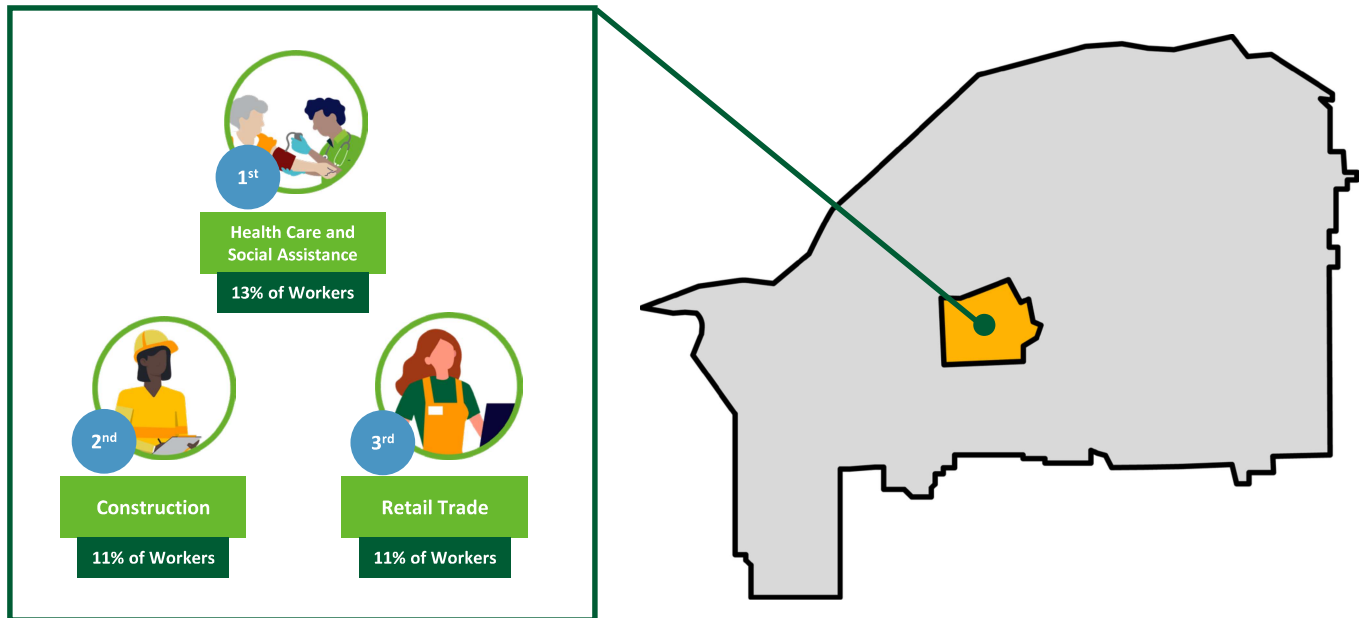


SHARE OF HOUSEHOLDS BY INCOME RANGE

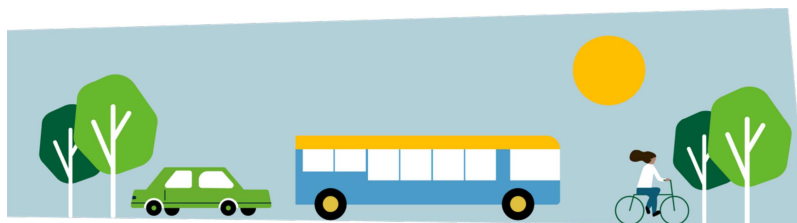


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	91%	3%	6%
2016	90%	2%	8%
2021	91%	1%	8%

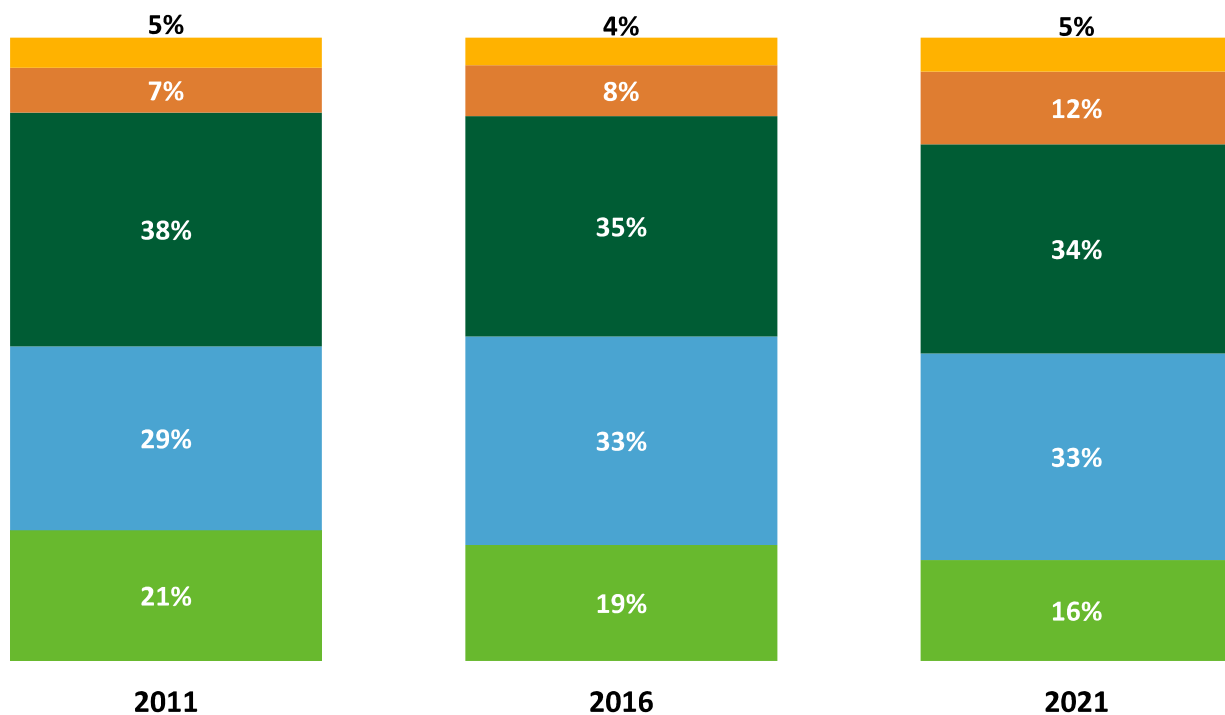
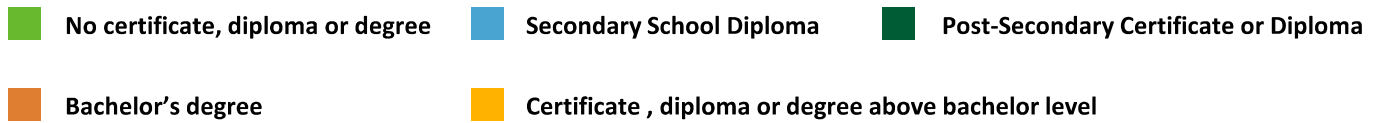
WORK FROM HOME

2011	9%
2016	6%
2021	13%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Questions?

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Vedder NEIGHBOURHOOD PROFILE



Vedder

NEIGHBOURHOOD PROFILE

Includes Tzeachten First Nation

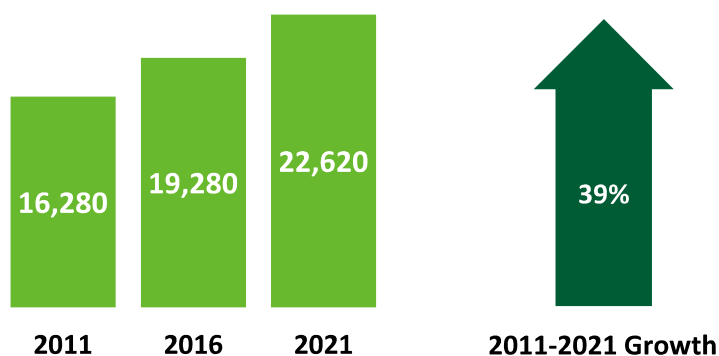


Vedder is geographically one of the City's largest neighbourhoods that is predominantly residential and includes learning institutions such as the University of Fraser Valley Chilliwack Campus, Justice Institute of BC, and RCMP training centre located at the Canada Education Park. The neighbourhood includes Tzeachten First Nation and a diverse range of amenities such as the Sardis Sports Complex, Cheam Leisure Centre, and Vedder Rotary Loop Trail.



Population (Who We Are)

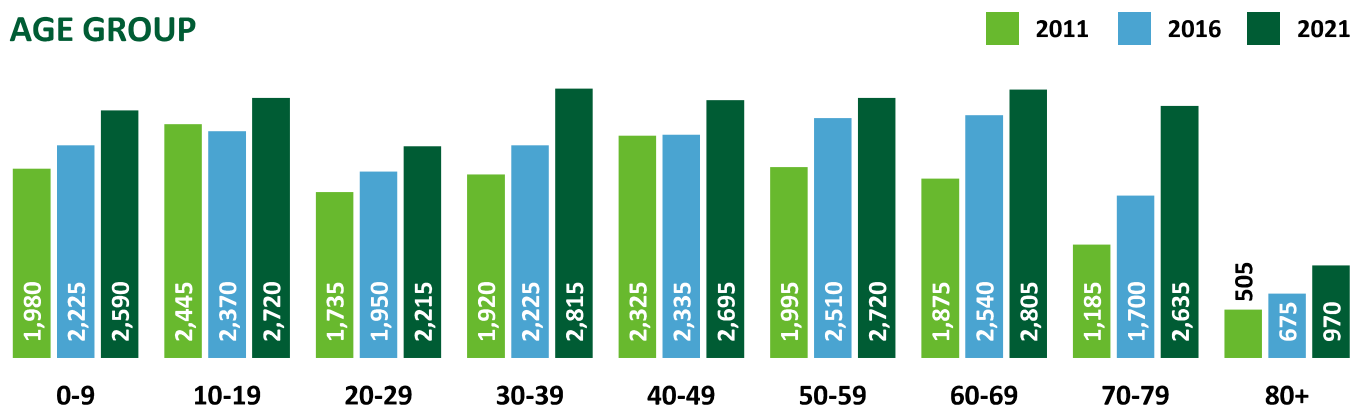
POPULATION TREND



Total Population

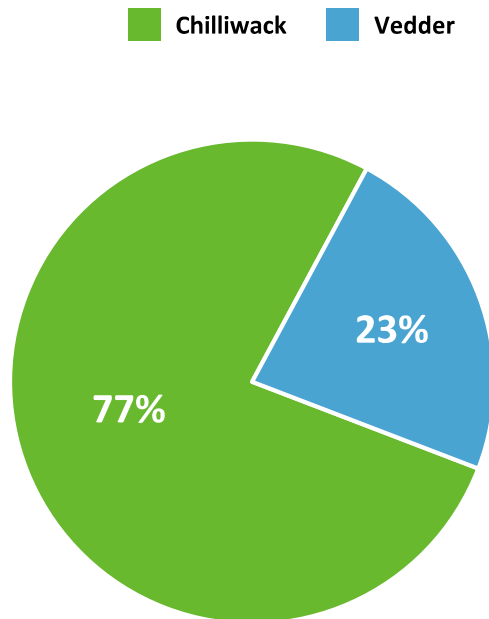


AGE GROUP

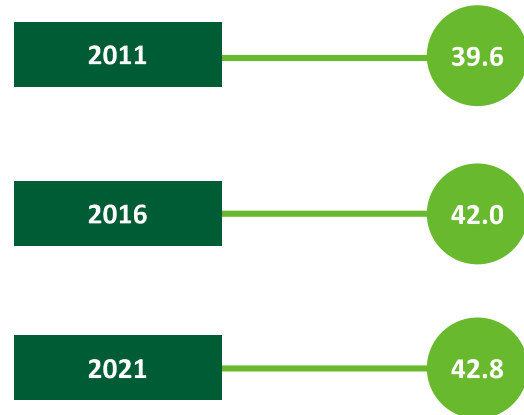


Population (Who We Are)

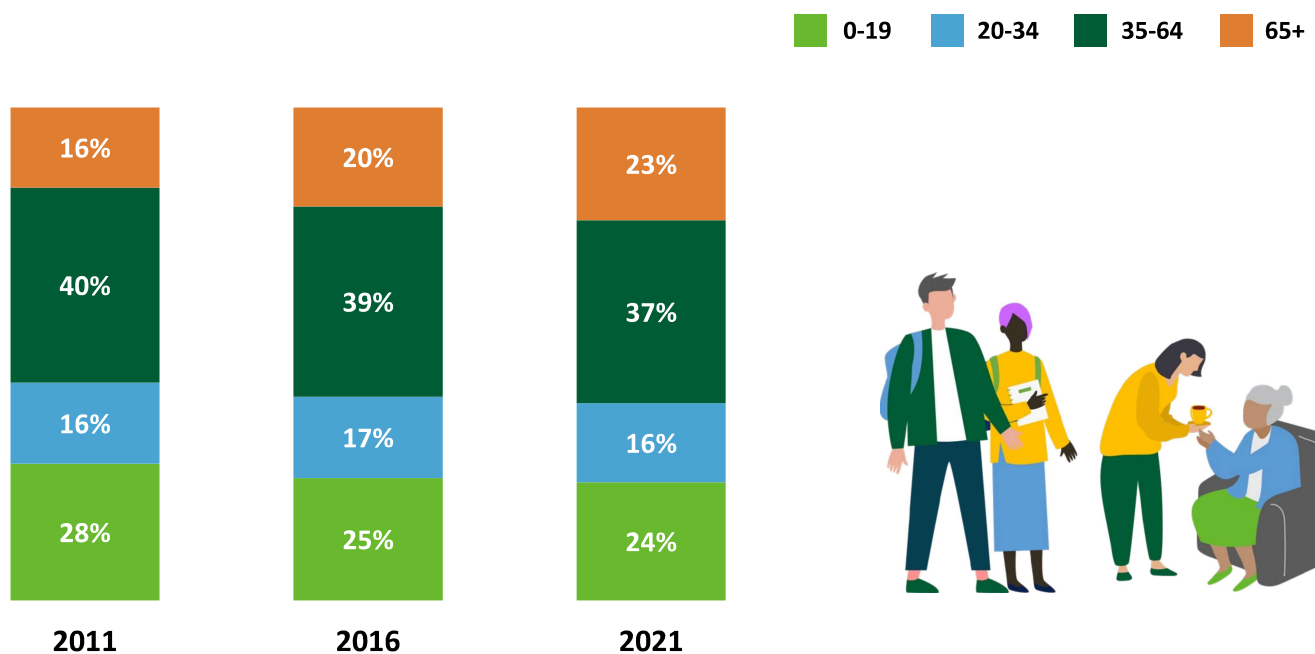
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

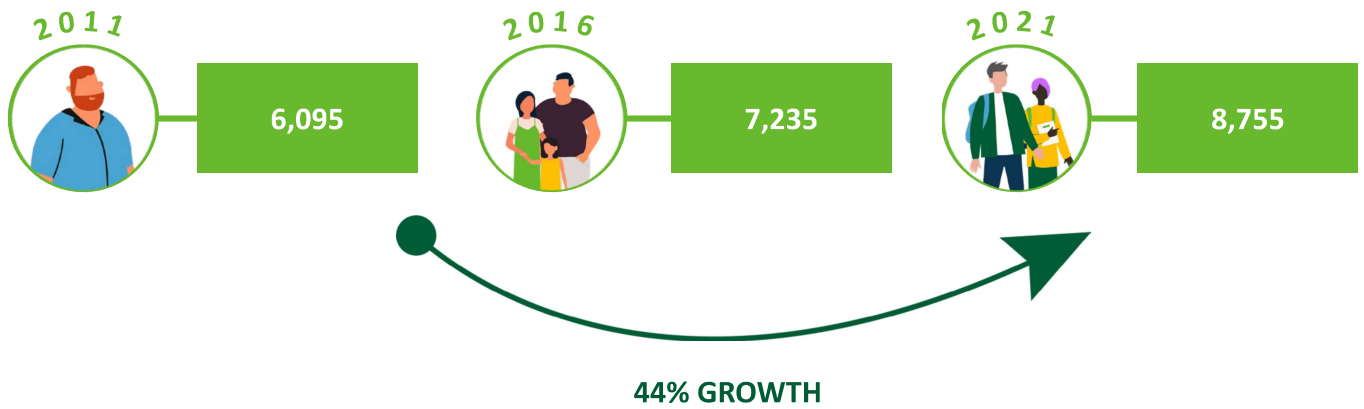


SHARE OF POPULATION BY AGE RANGE

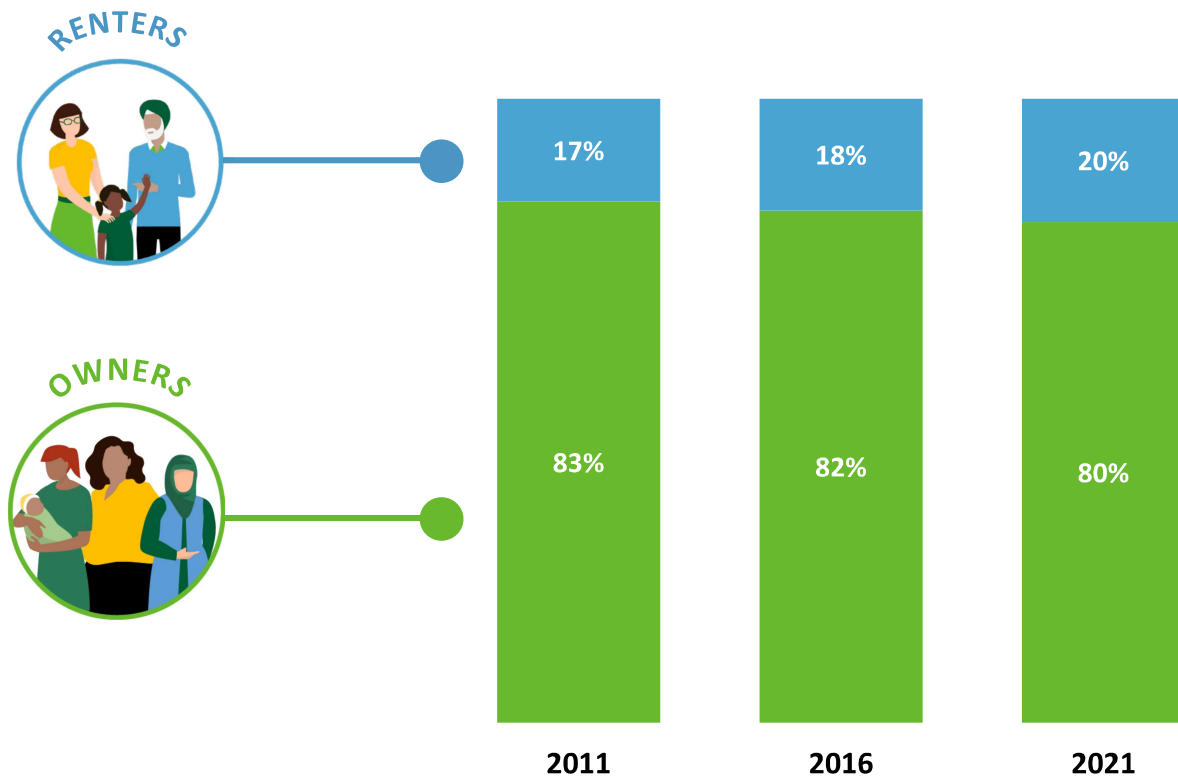


Households (How We Live)

NUMBER OF HOUSEHOLDS



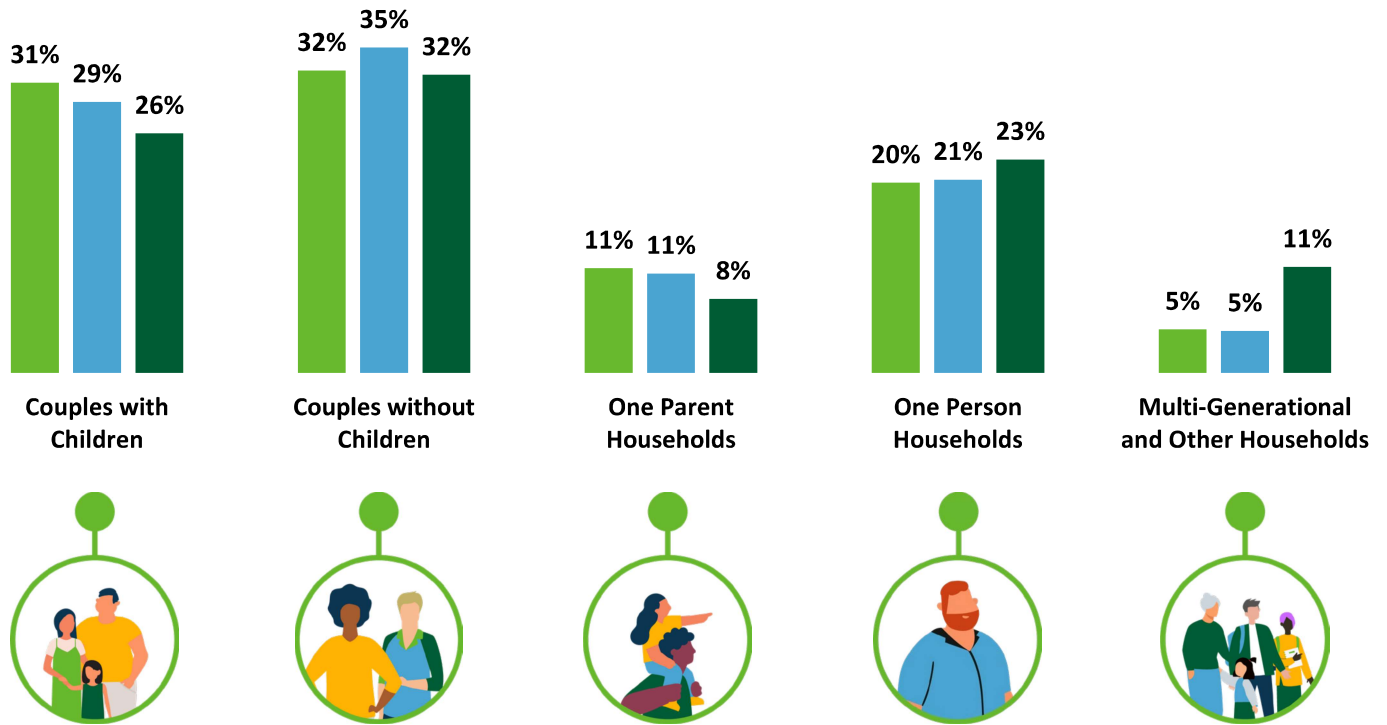
SHARE OF HOUSEHOLDS WHO OWN OR RENT



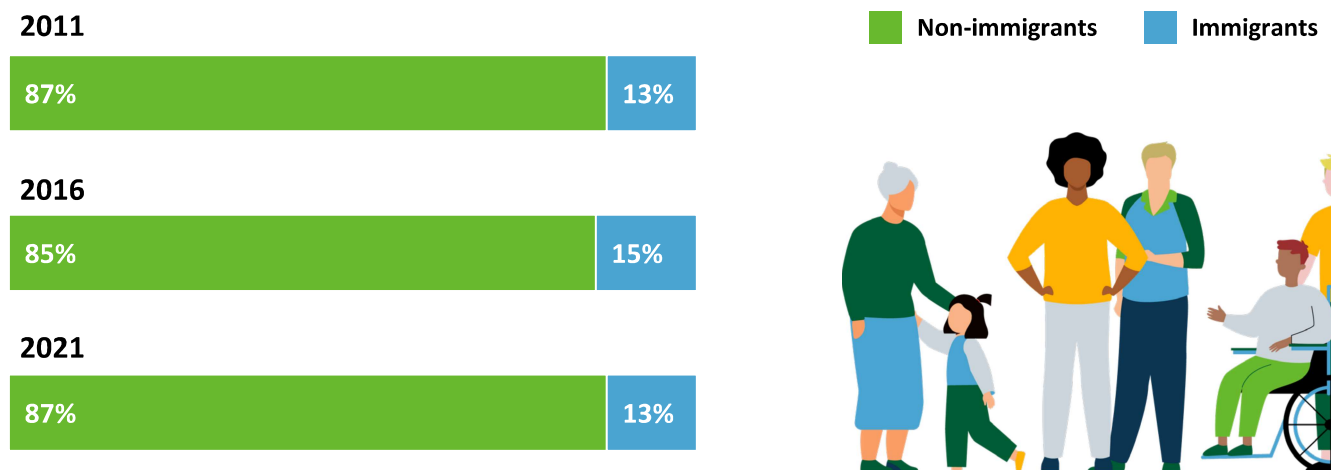
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



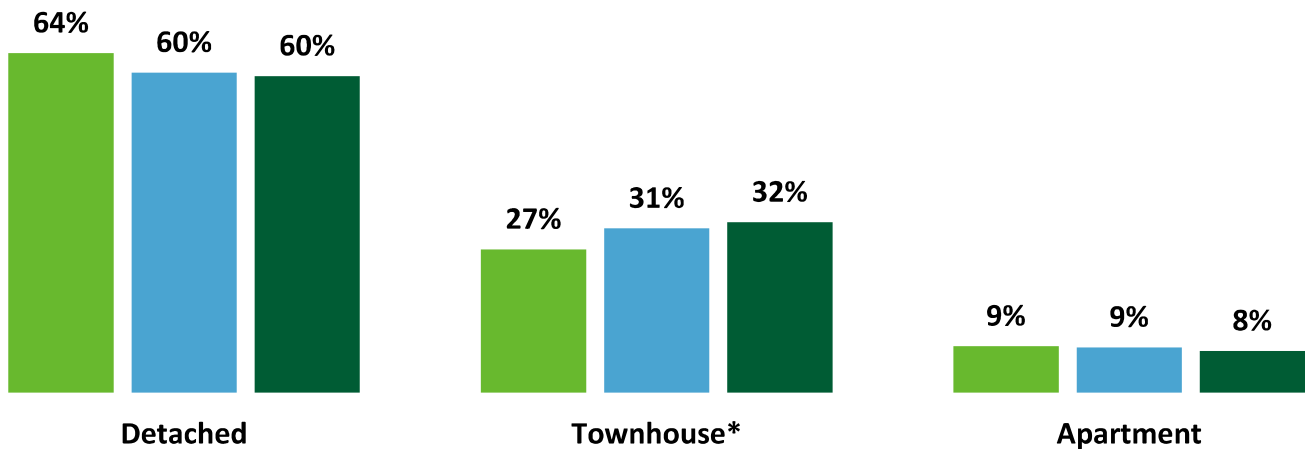
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

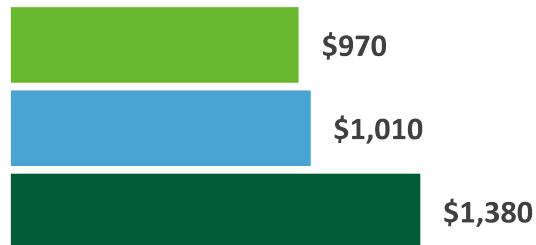
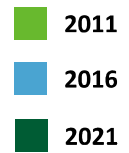
2011 2016 2021



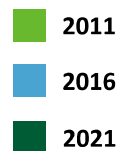
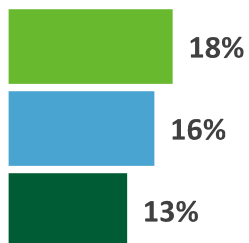
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

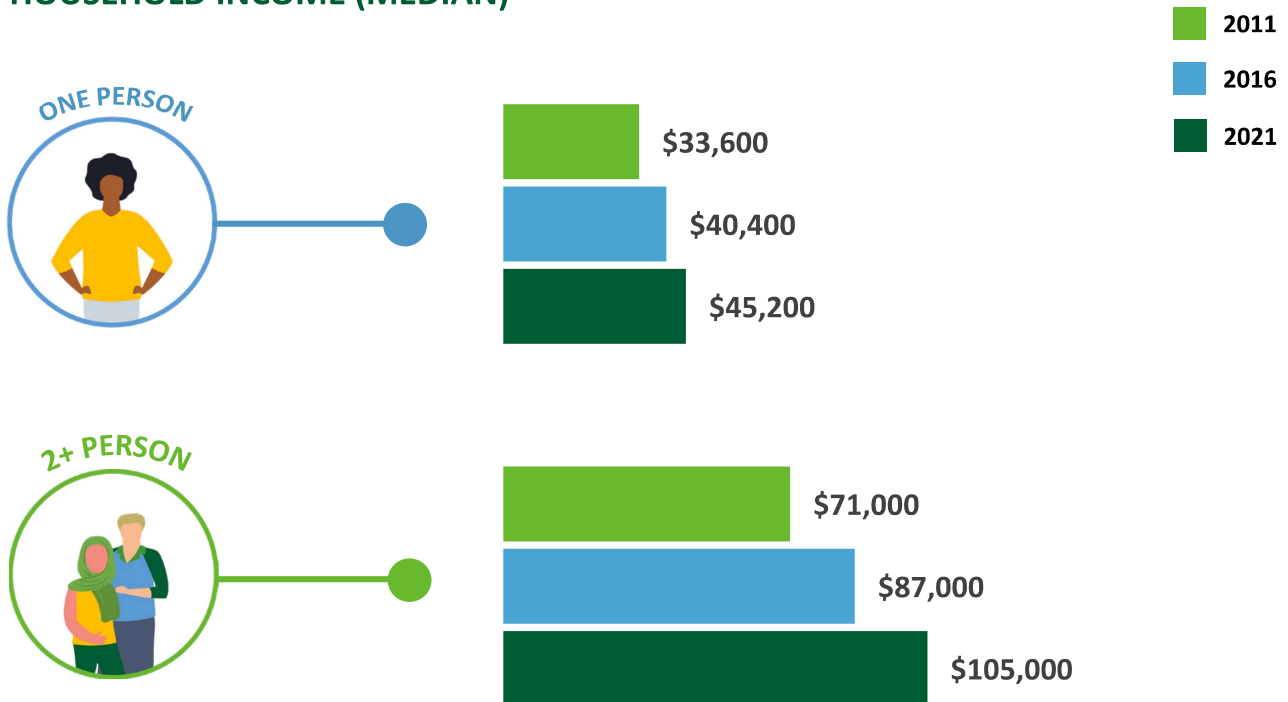


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

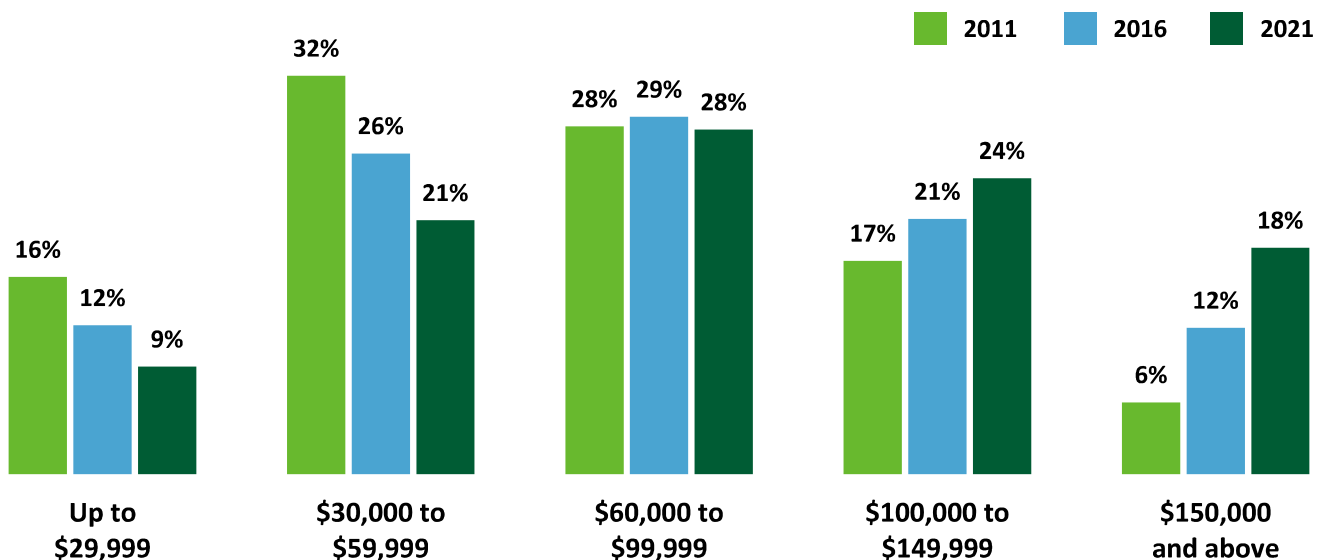


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

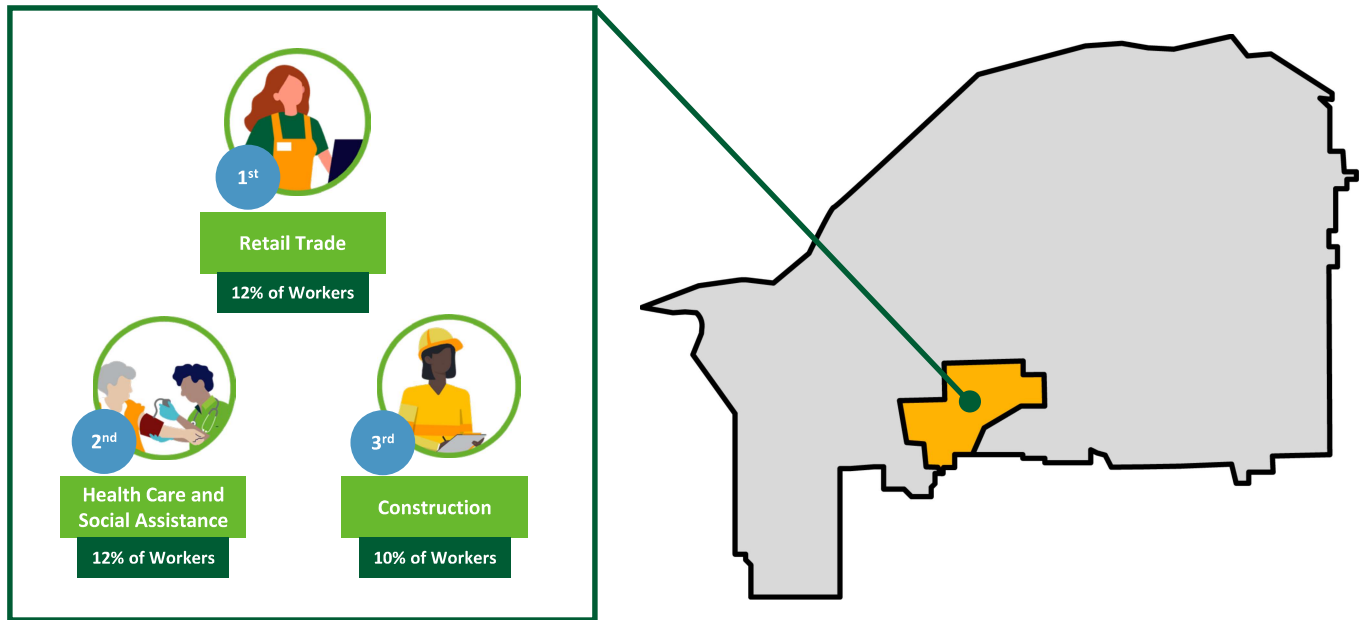


SHARE OF HOUSEHOLD BY INCOME RANGE

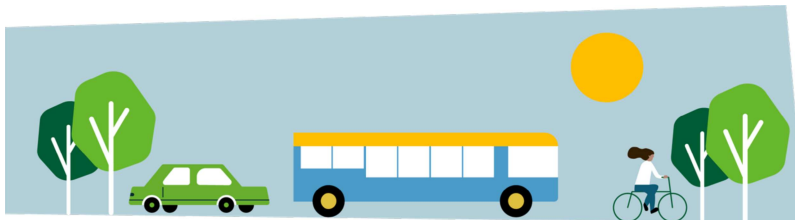


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	93%	1%	6%
2016	92%	2%	6%
2021	92%	2%	6%

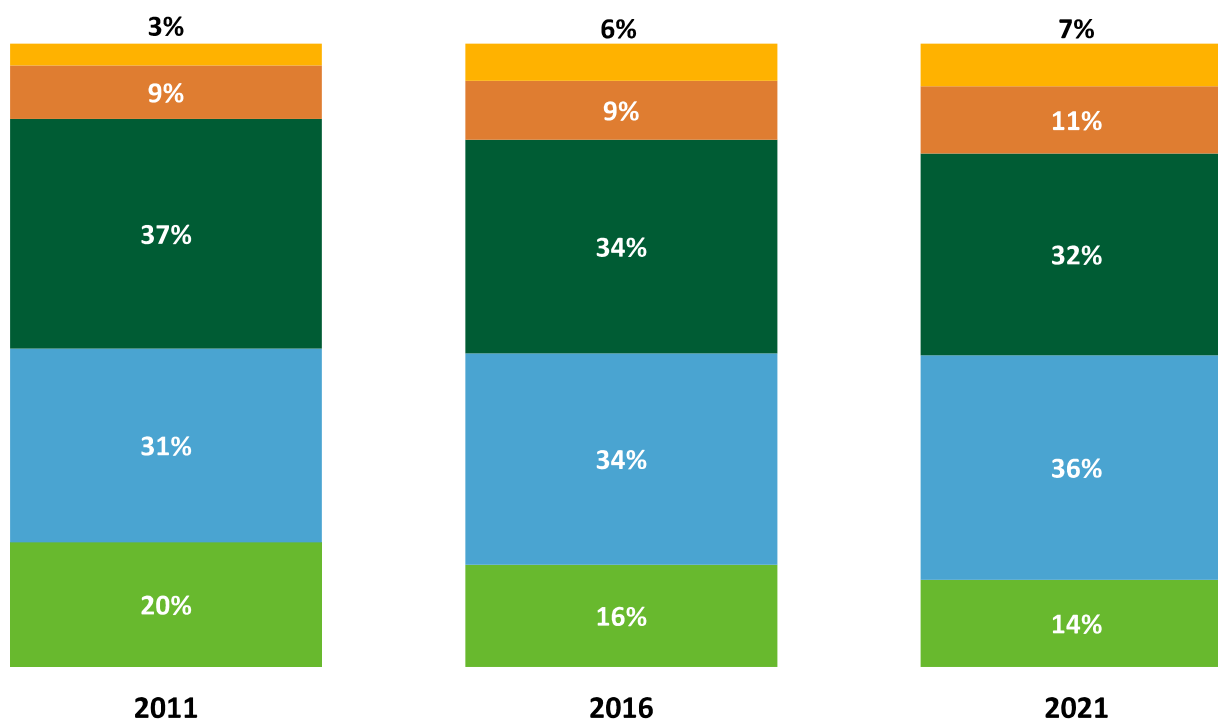
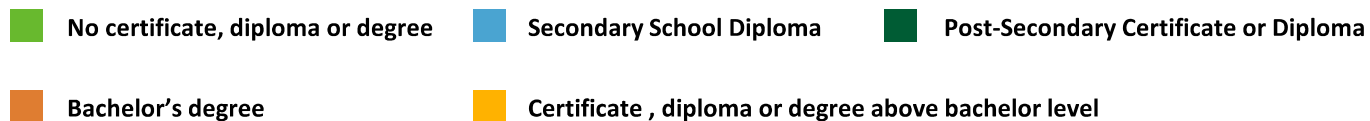
WORK FROM HOME

2011	5%
2016	8%
2021	15%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Promontory NEIGHBOURHOOD PROFILE



Promontory

NEIGHBOURHOOD PROFILE

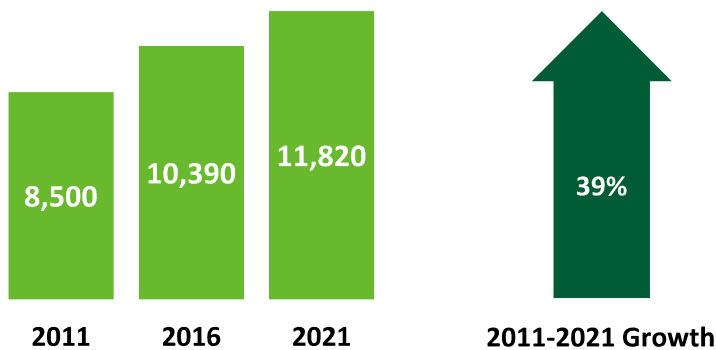


Promontory is a suburban neighbourhood located in the south of Chilliwack on the slopes of Promontory Hill. Predominantly residential and surrounded by forested areas, the neighbourhood offers direct access to natural spaces, and views over the City and up the Fraser Valley. Despite being the third smallest neighbourhood geographically, Promontory has the third highest population.



Population (Who We Are)

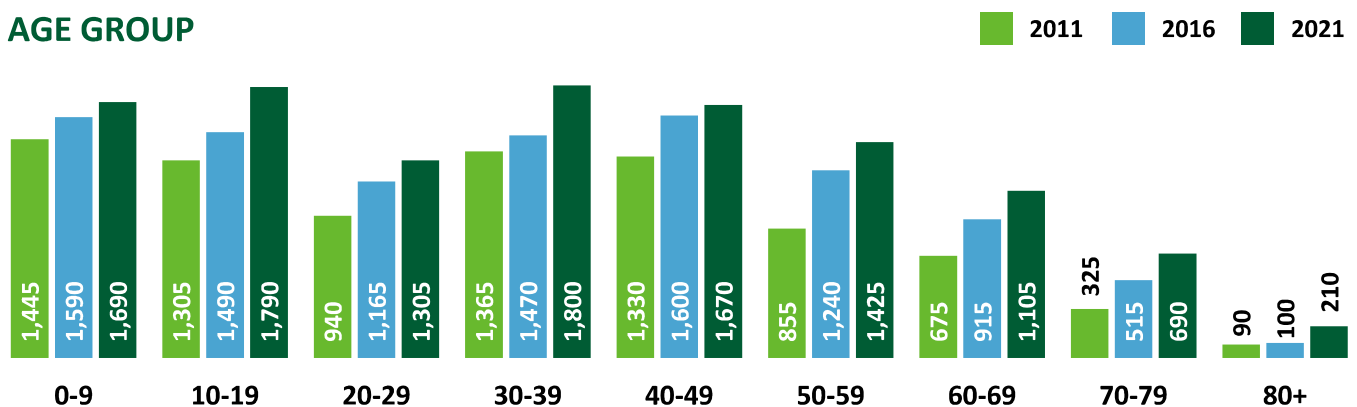
POPULATION TREND



Total Population

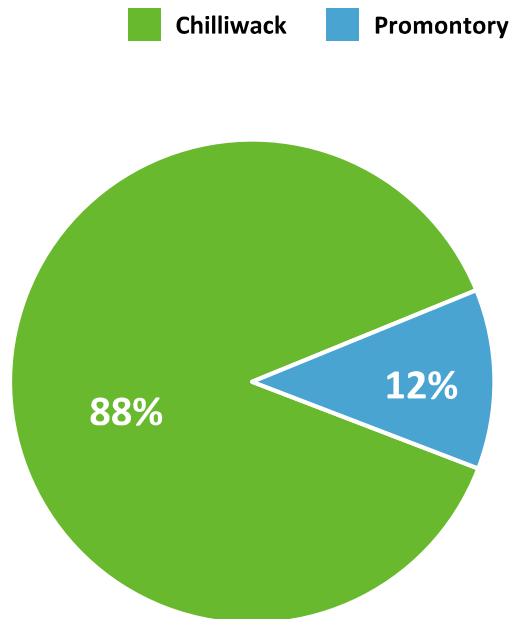


AGE GROUP

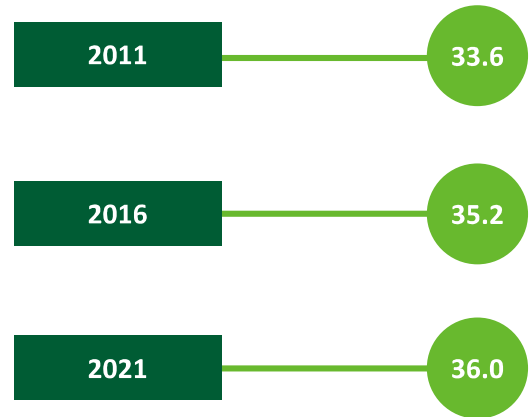


Population (Who We Are)

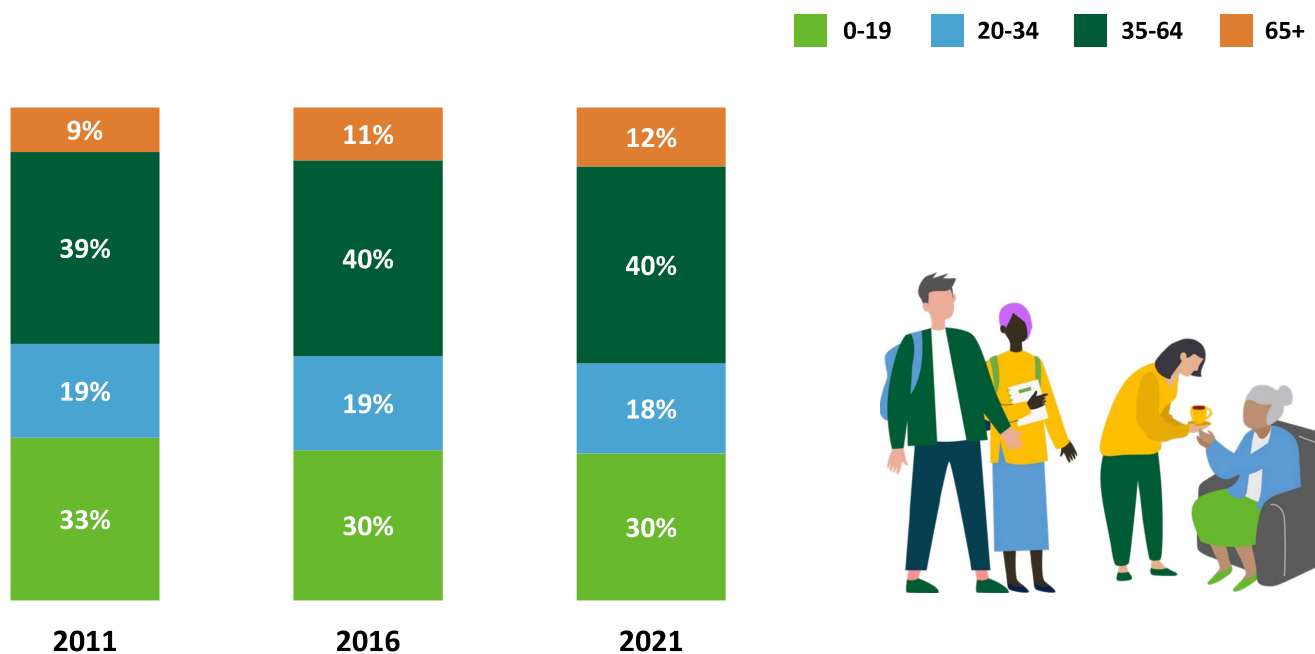
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

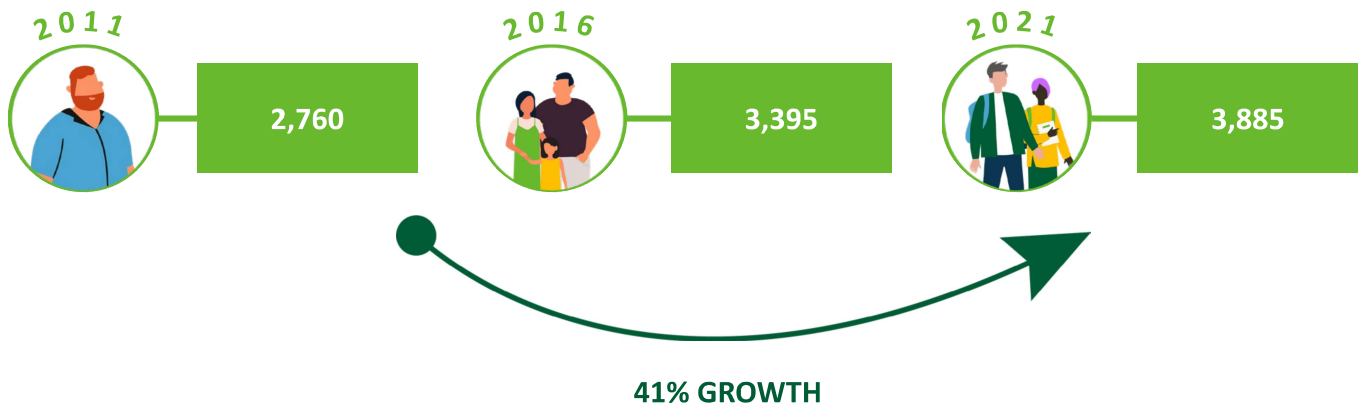


SHARE OF POPULATION BY AGE RANGE

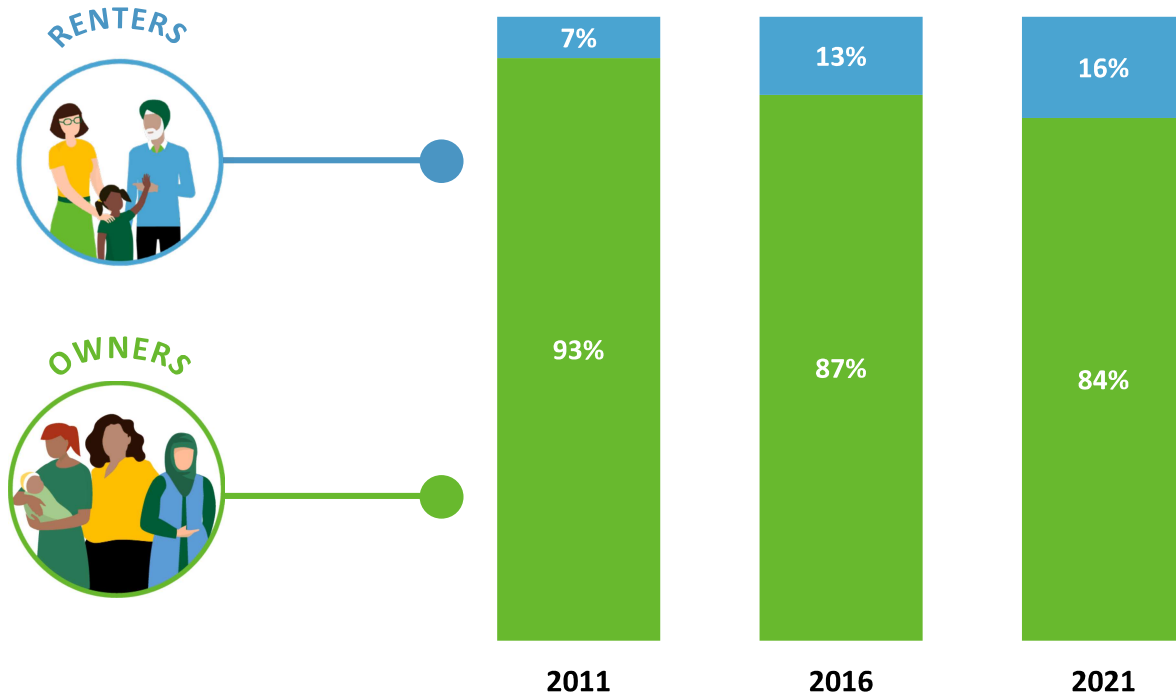


Households (How We Live)

NUMBER OF HOUSEHOLDS



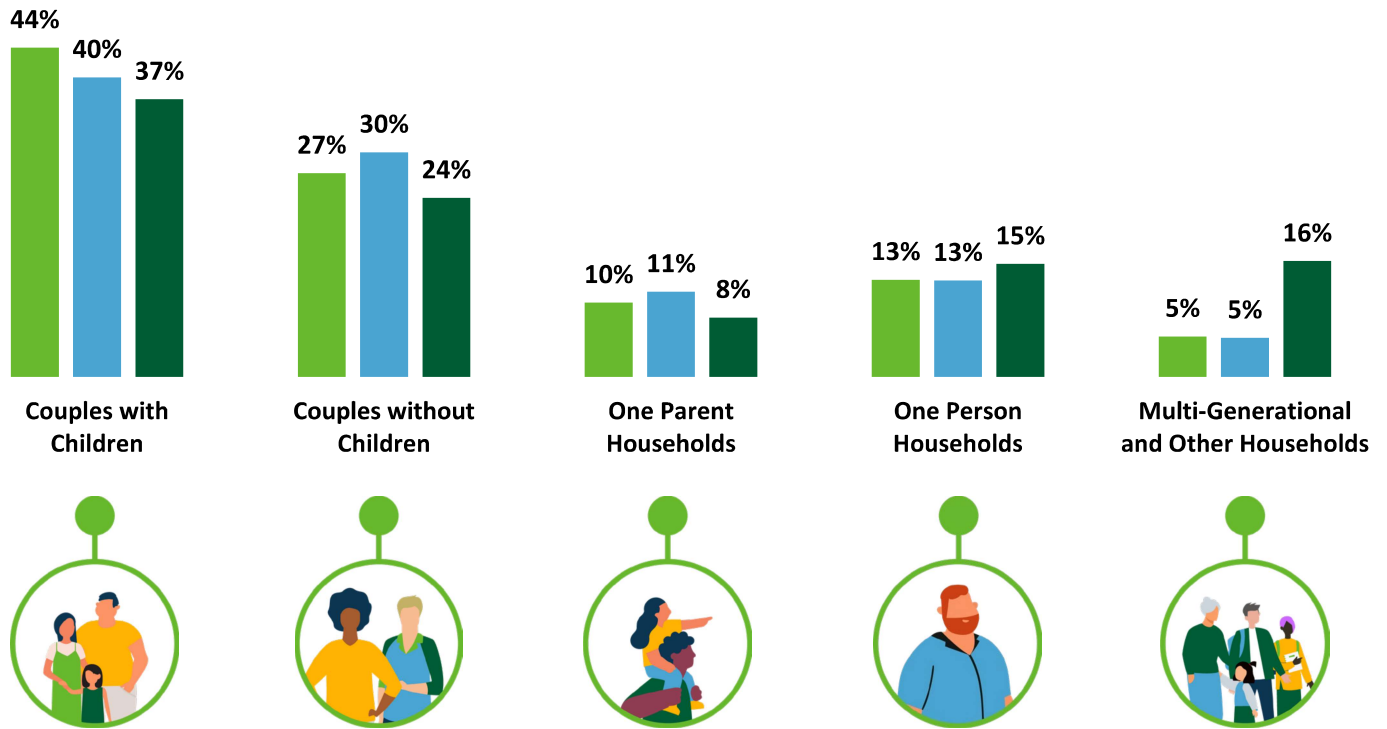
SHARE OF HOUSEHOLDS WHO OWN OR RENT



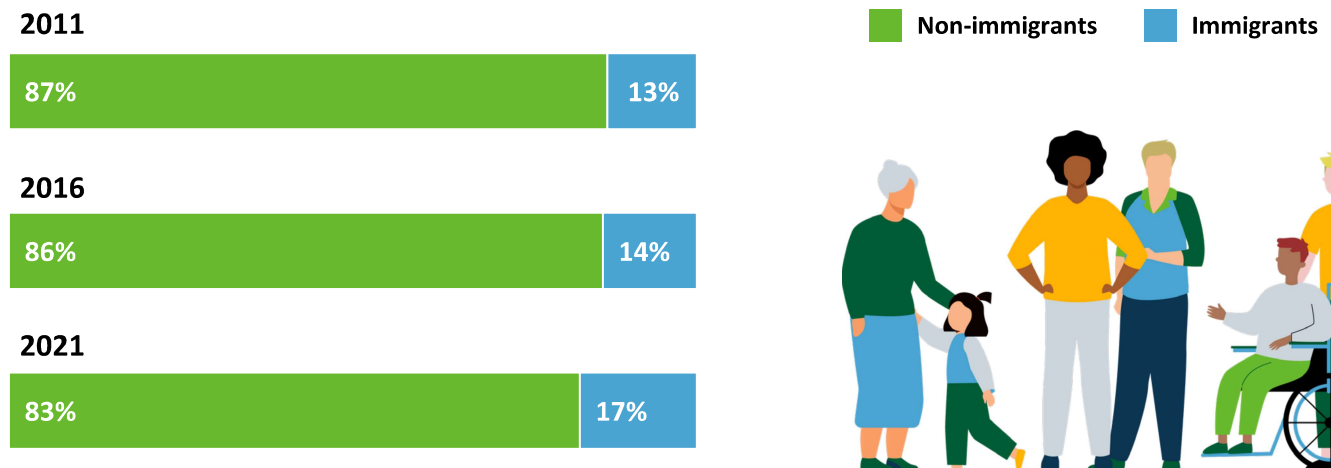
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



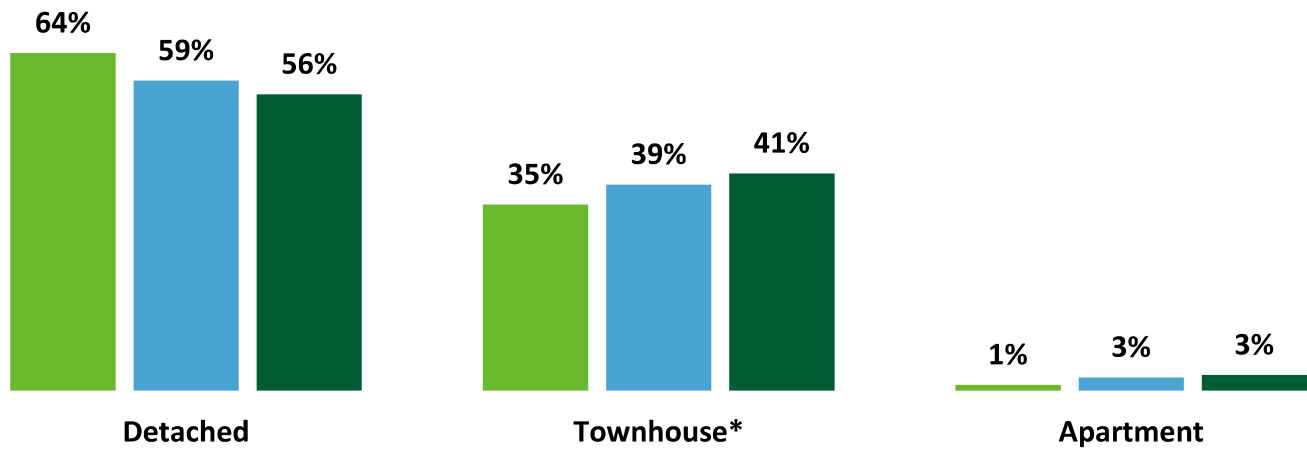
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

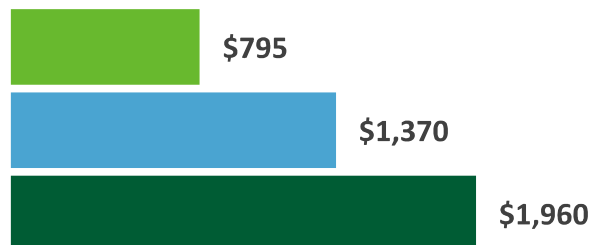
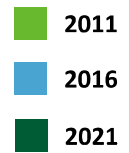
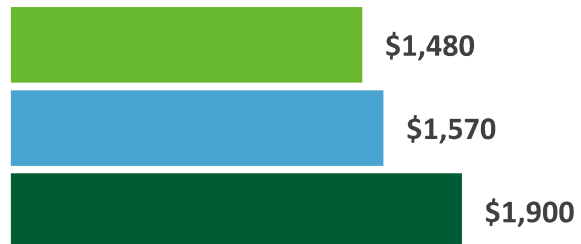
2011 2016 2021



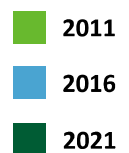
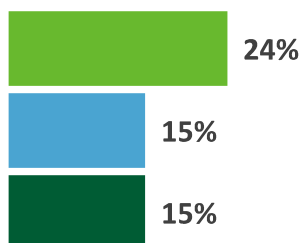
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

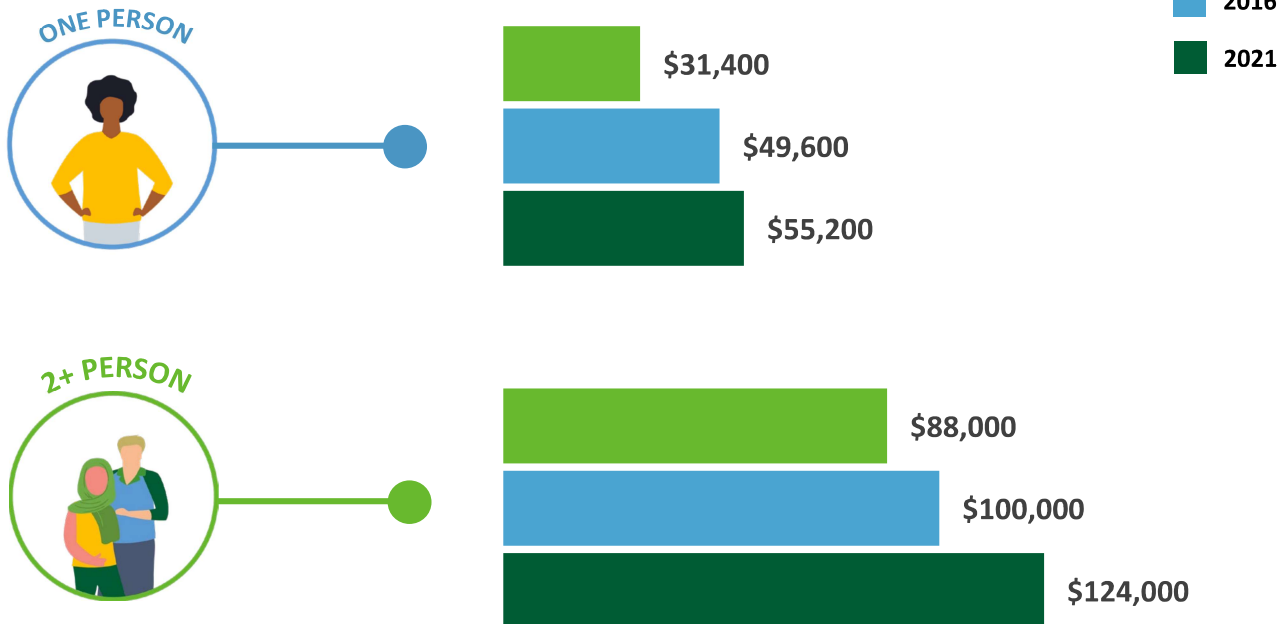


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

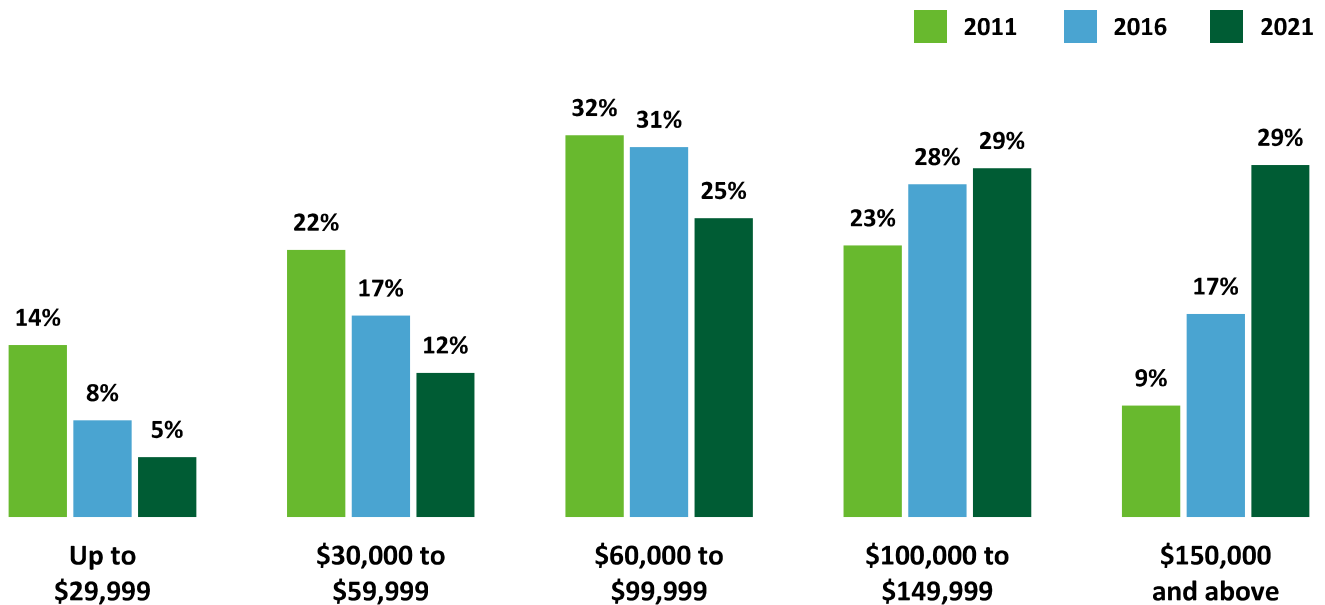


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

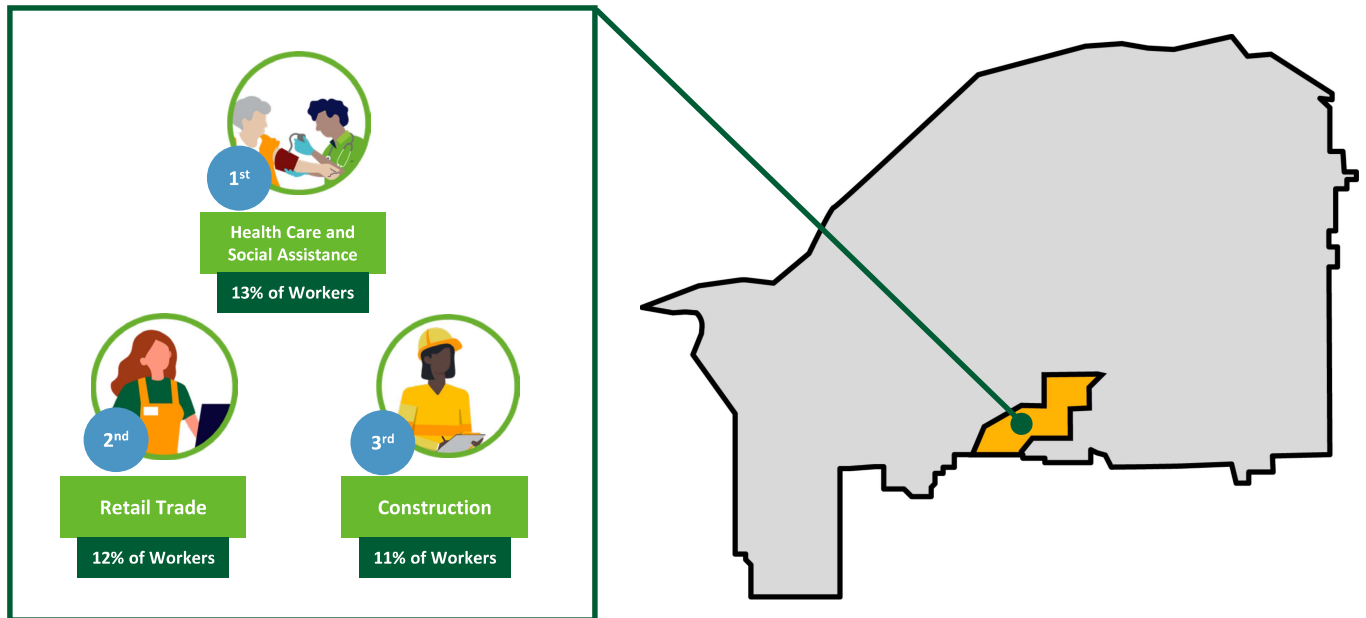


SHARE OF HOUSEHOLDS BY INCOME RANGE

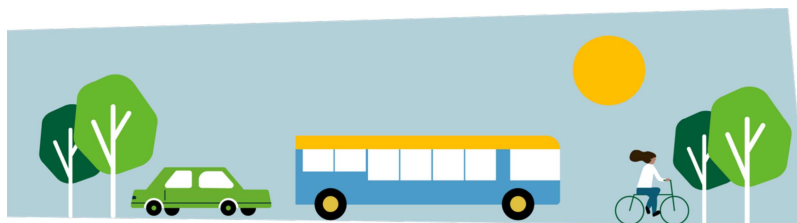


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	94%	2%	4%
2016	95%	1%	4%
2021	93%	1%	6%

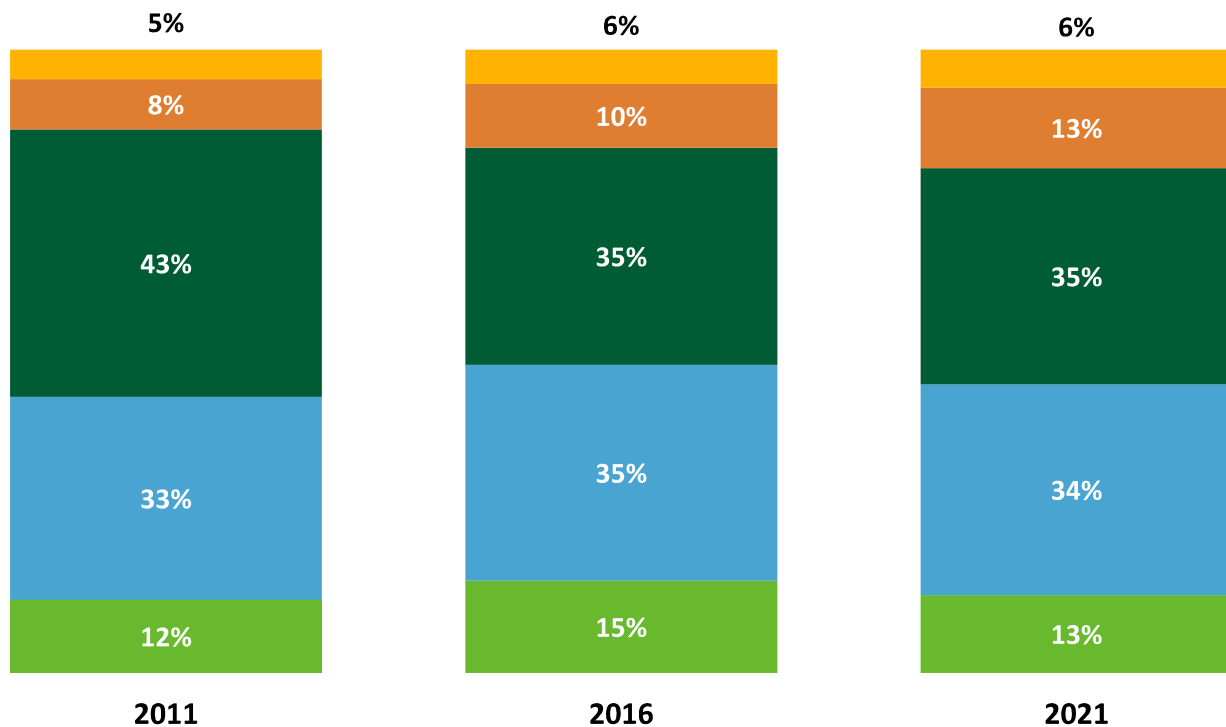
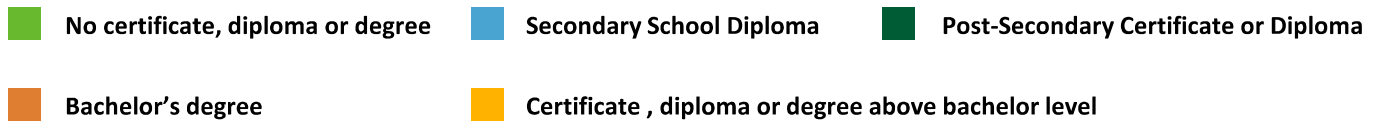
WORK FROM HOME

2011	5%
2016	7%
2021	17%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Greendale NEIGHBOURHOOD PROFILE



Greendale

NEIGHBOURHOOD PROFILE

Includes Cattermole and Leq’á:mel First Nation

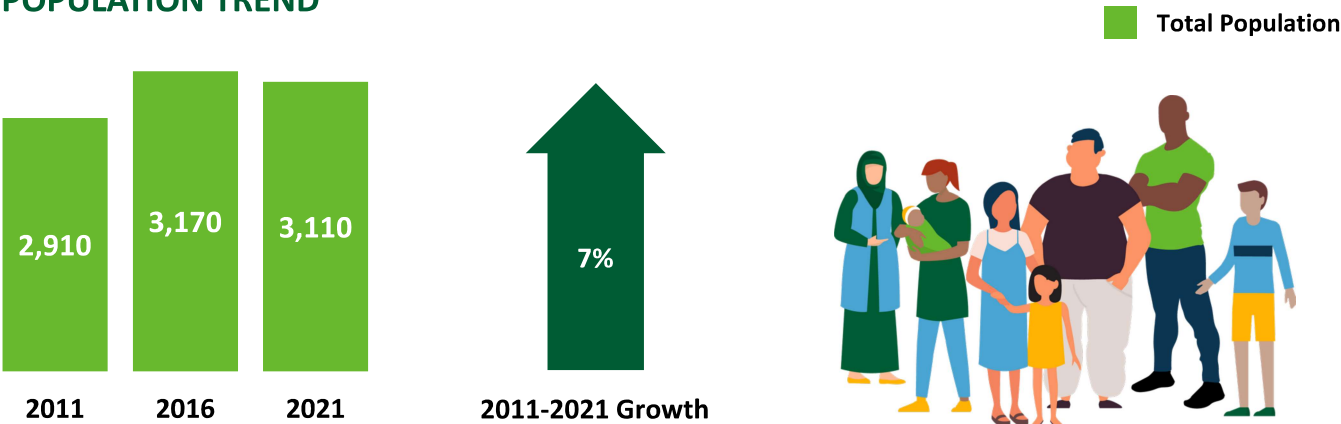


Greendale is a rural neighbourhood in southwest Chilliwack and includes a large industrial area (Cattermole) and Leq’á:mel First Nation. While it is Chilliwack’s second largest neighbourhood geographically, it is home to less than 3,000 residents. The neighbourhood has an abundance of farmland, and a range of outdoor recreational opportunities including golf courses, dyke trails, and the Great Blue Heron Nature Reserve along the Vedder River.

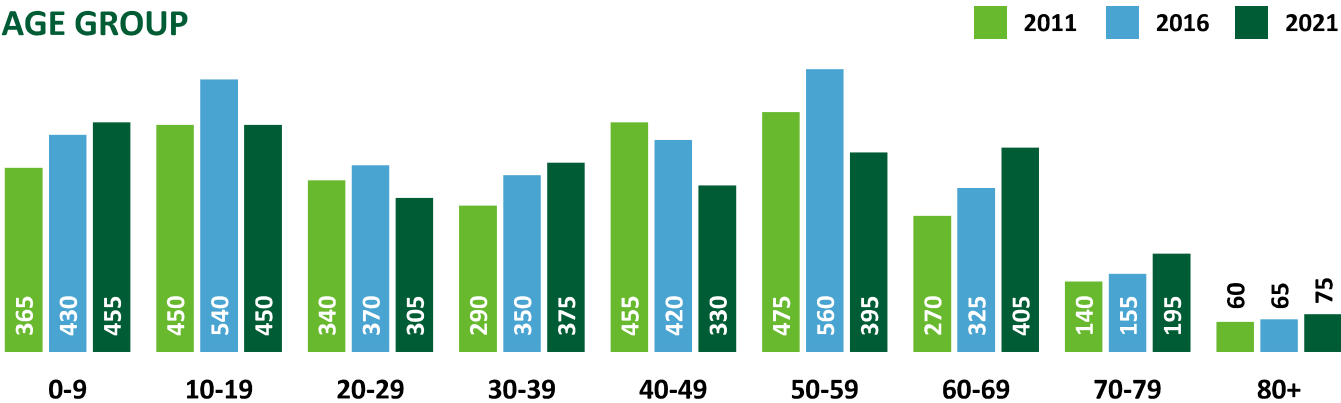


Population (Who We Are)

POPULATION TREND

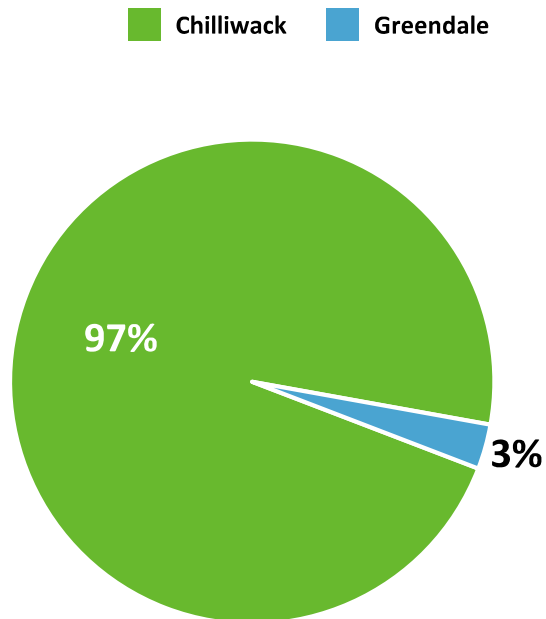


AGE GROUP

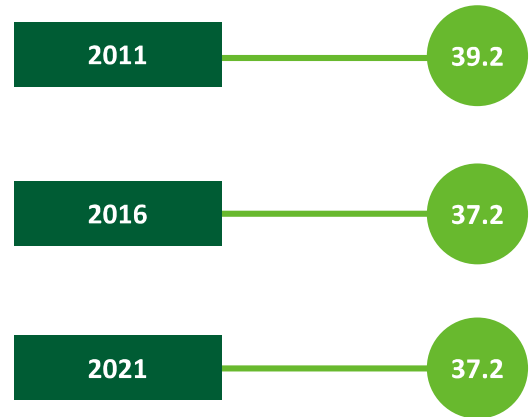


Population (Who We Are)

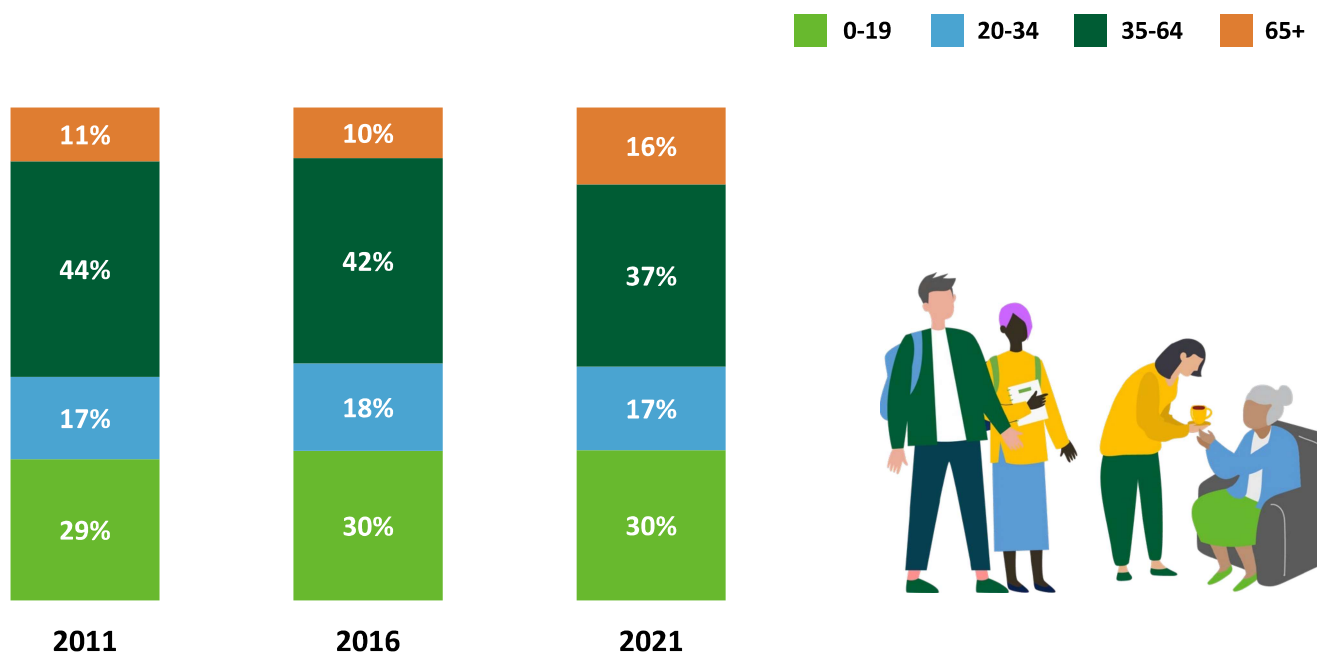
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

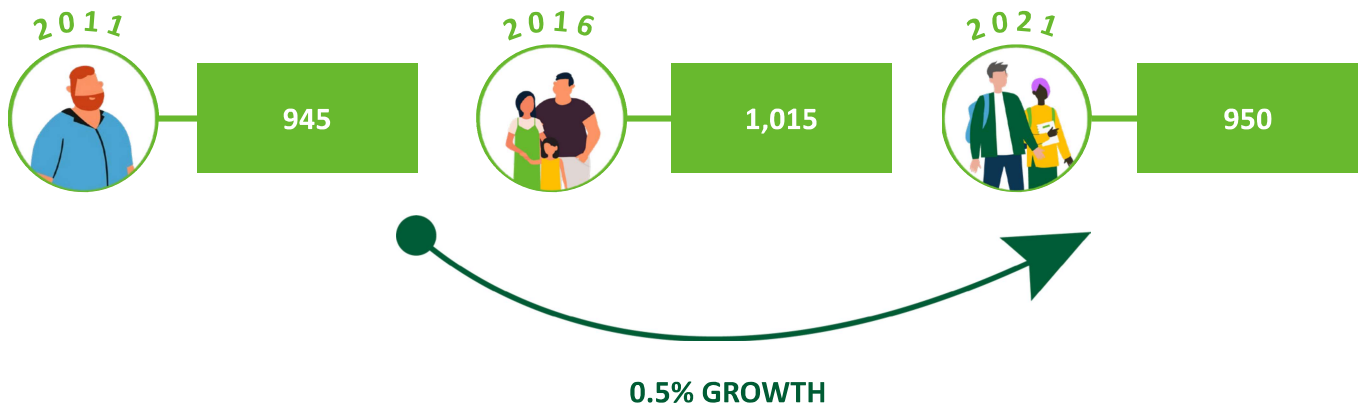


SHARE OF POPULATION BY AGE RANGE

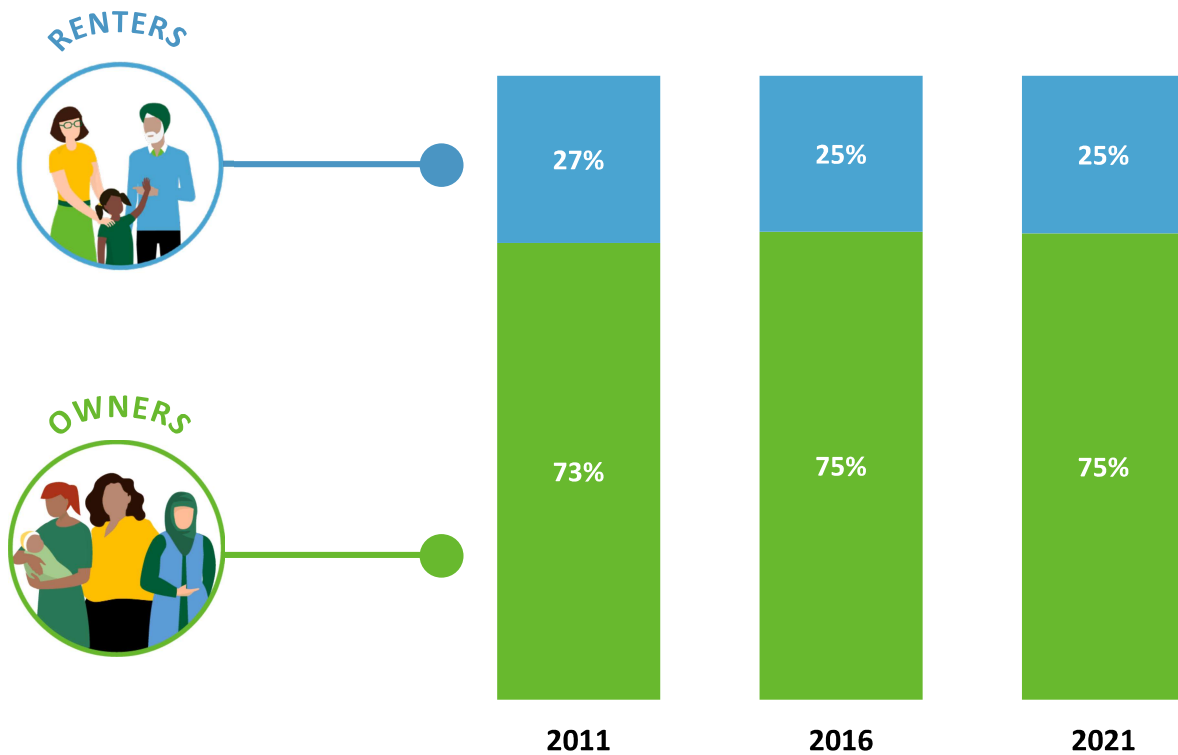


Households (How We Live)

NUMBER OF HOUSEHOLDS



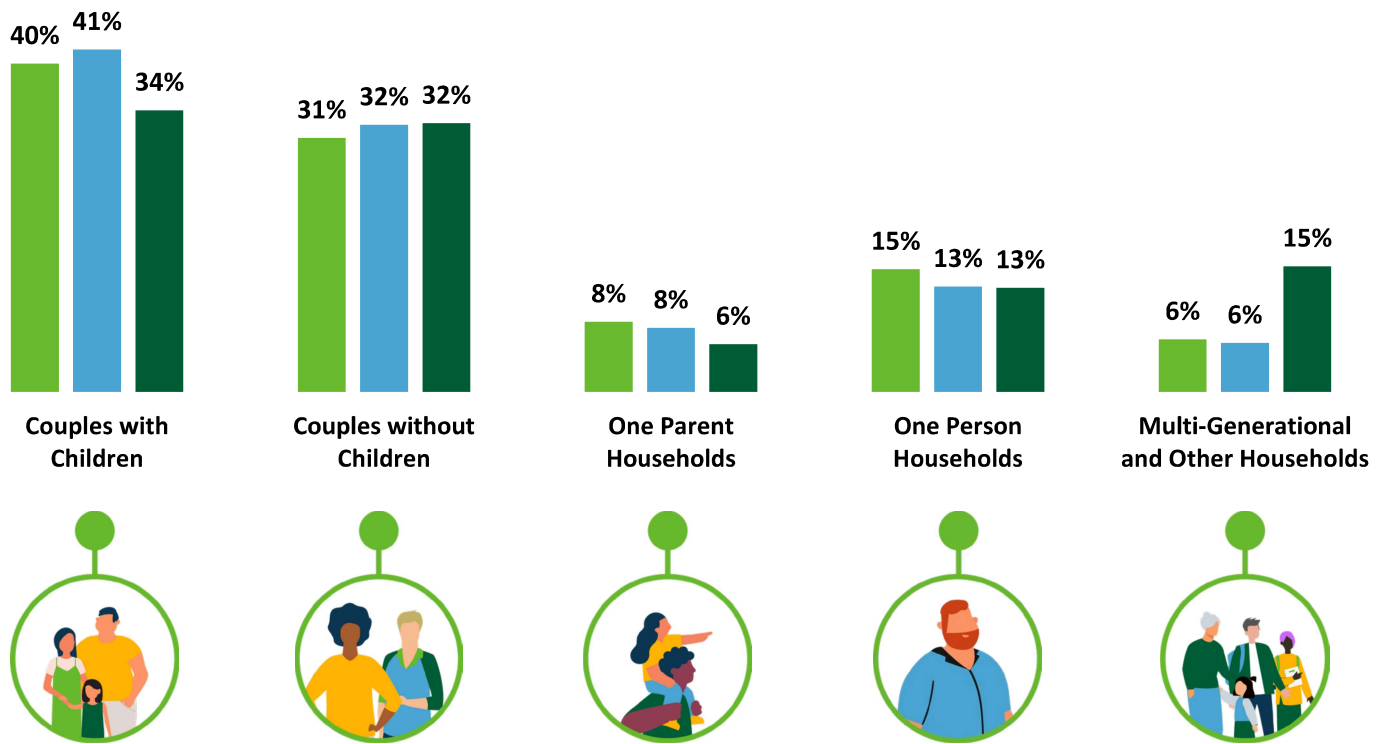
SHARE OF HOUSEHOLDS WHO OWN OR RENT



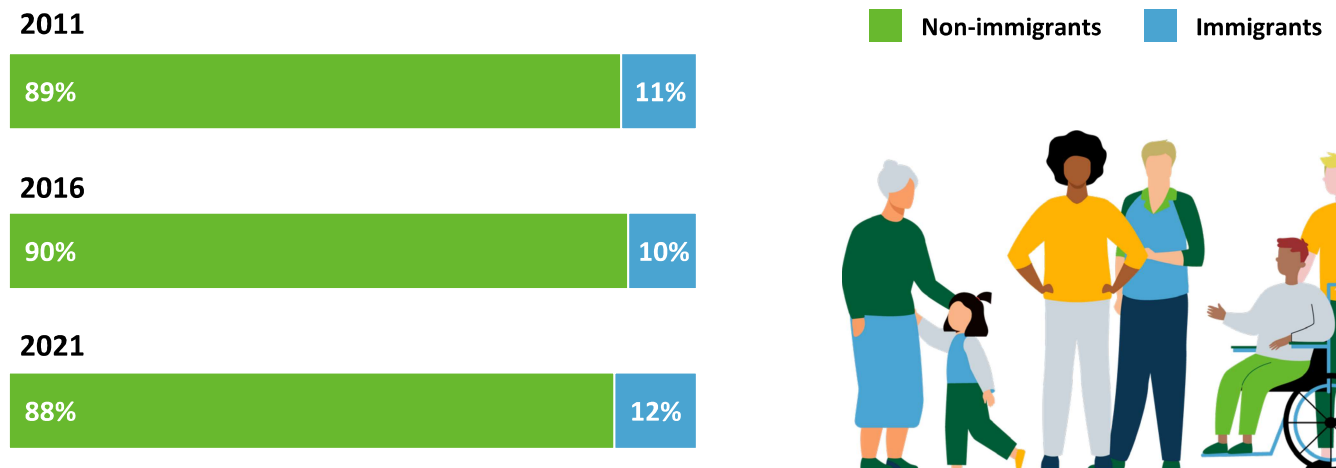
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



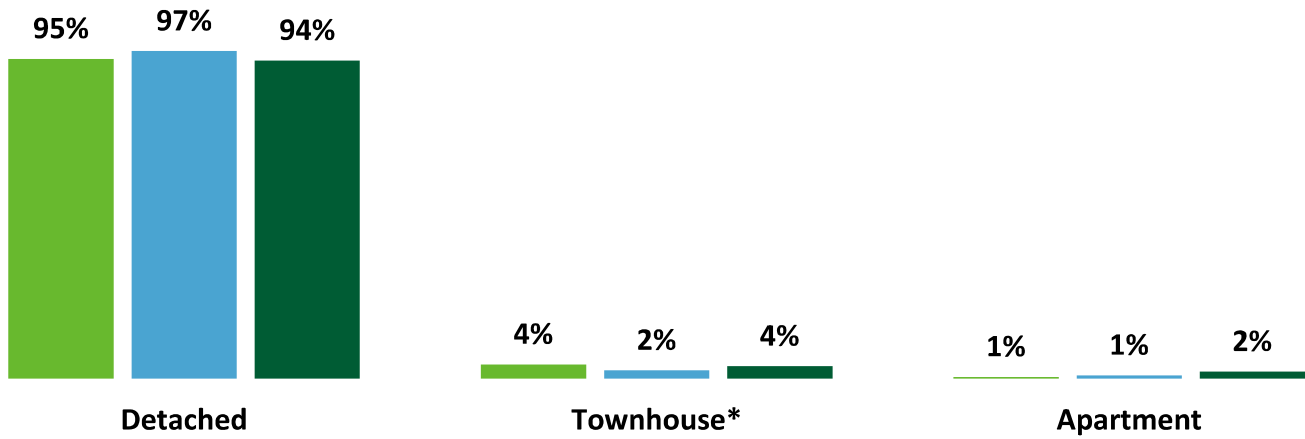
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

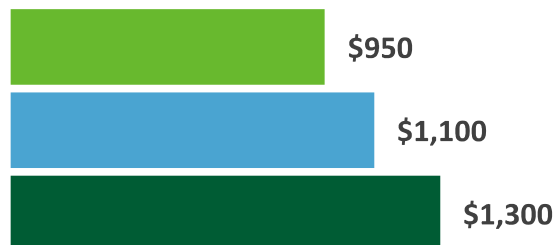
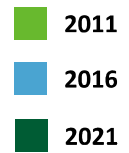
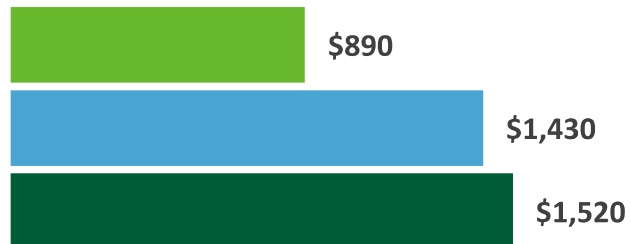
2011 2016 2021



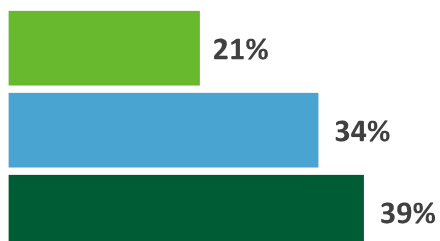
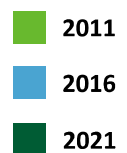
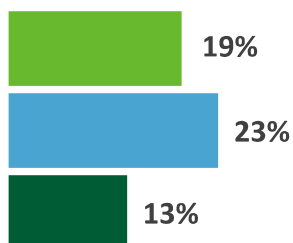
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)



SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

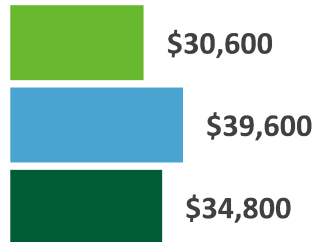


Income (How Much We Make)

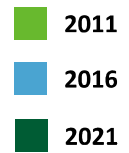
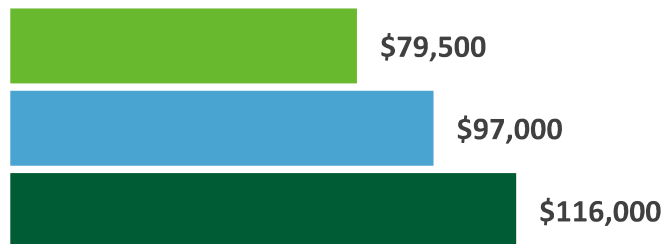
HOUSEHOLD INCOME (MEDIAN)



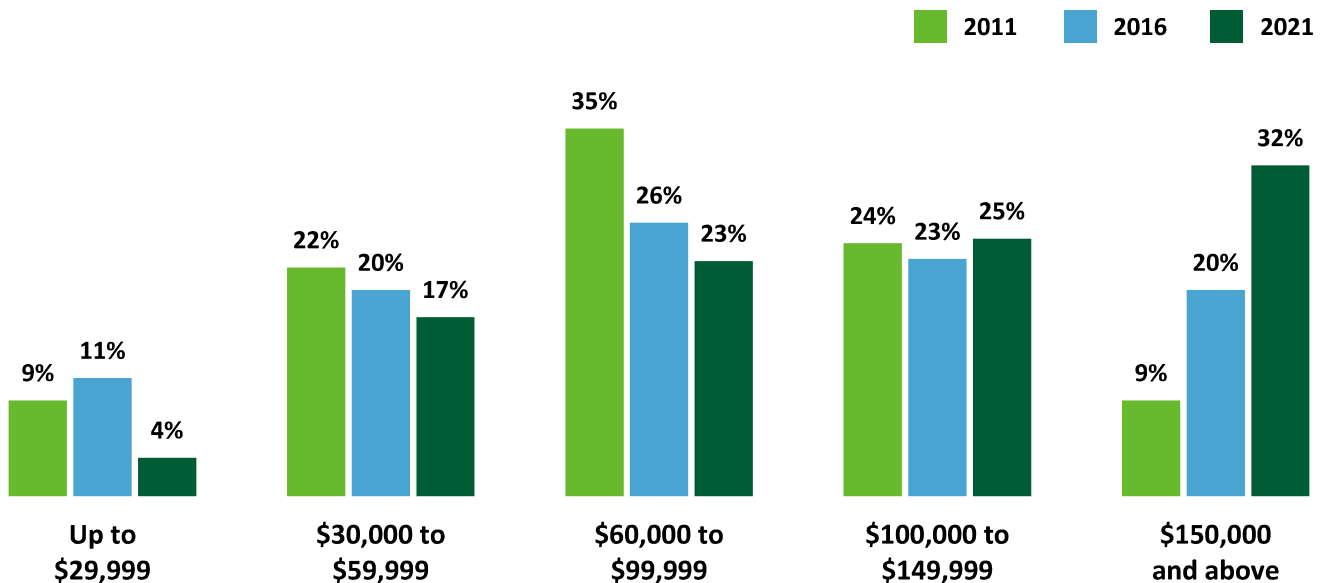
ONE PERSON



2+ PERSON

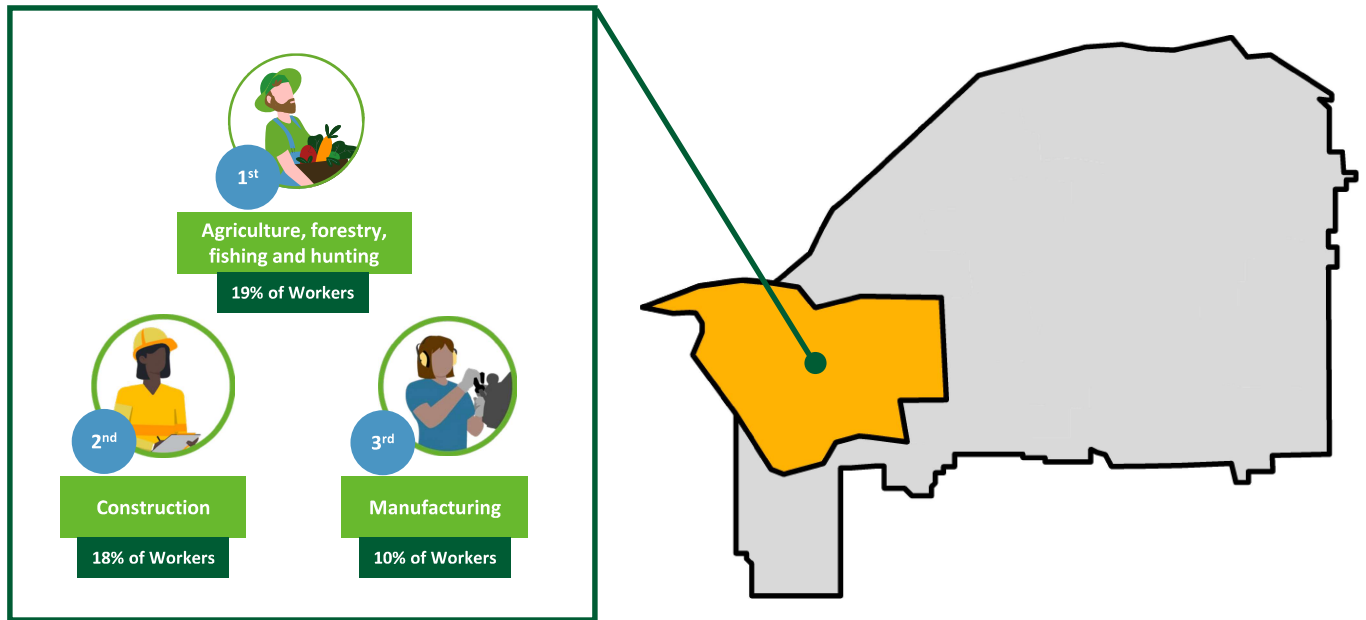


SHARE OF HOUSEHOLDS BY INCOME RANGE

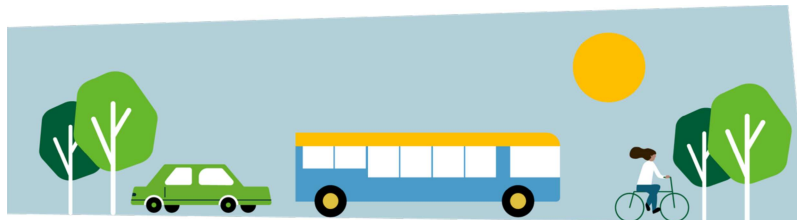


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	90%	0%	10%
2016	90%	0%	10%
2021	94%	0%	6%

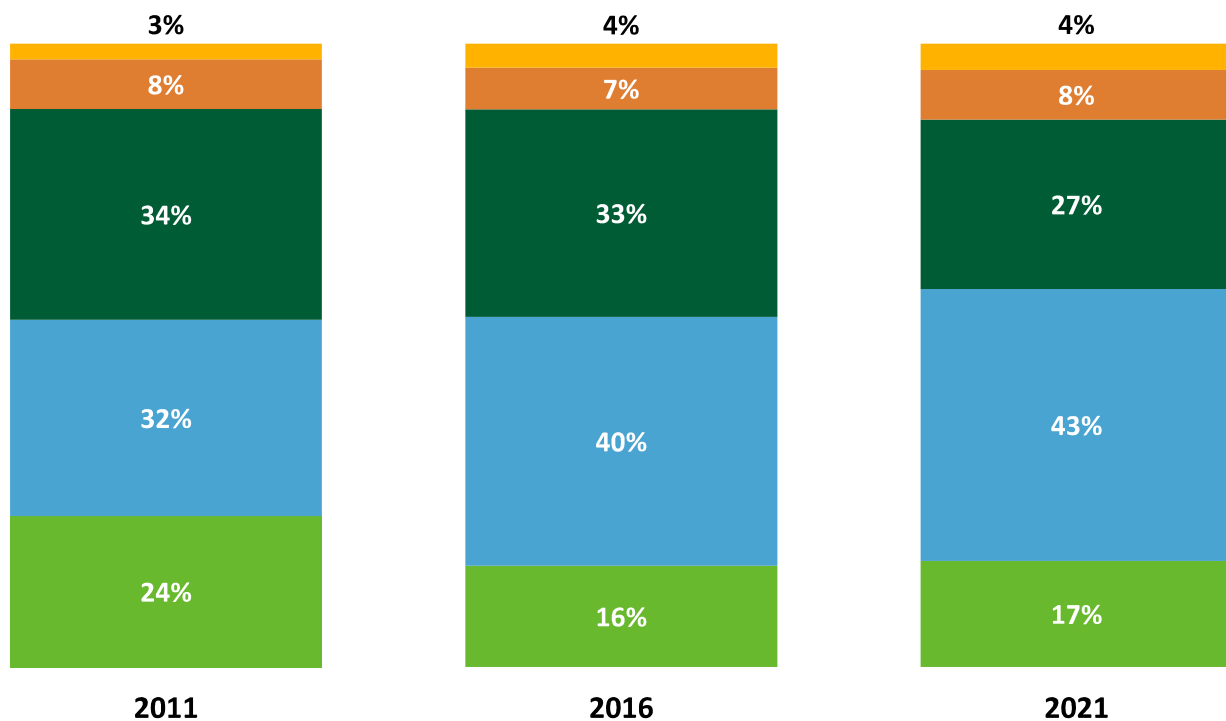
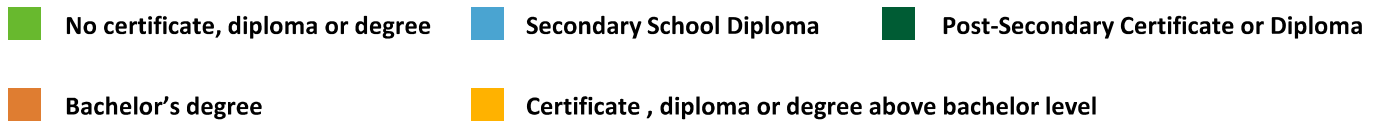
WORK FROM HOME

2011	24%
2016	20%
2021	26%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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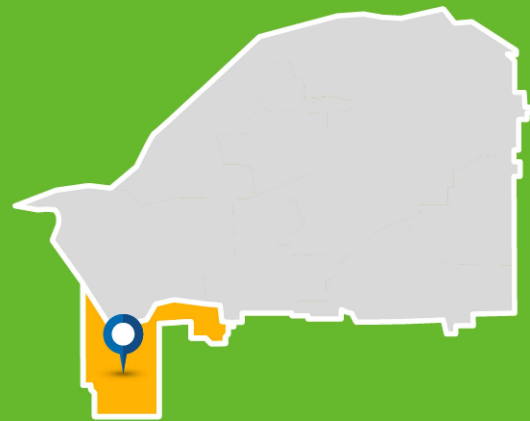
Yarrow

NEIGHBOURHOOD PROFILE



Yarrow

NEIGHBOURHOOD PROFILE

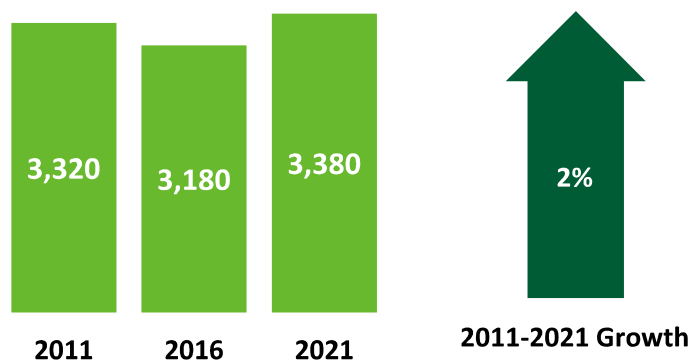


Yarrow is a farming-oriented rural neighbourhood located in southwestern Chilliwack, between the Vedder River and forests of Majuba Hill and Vedder Mountain. The neighbourhood is sparsely populated with the fifth largest area geographically, and the fifth smallest population. The Southern Railway of BC runs through the neighbourhood along the base of Vedder Mountain with little developable area up the hillside to the south.



Population (Who We Are)

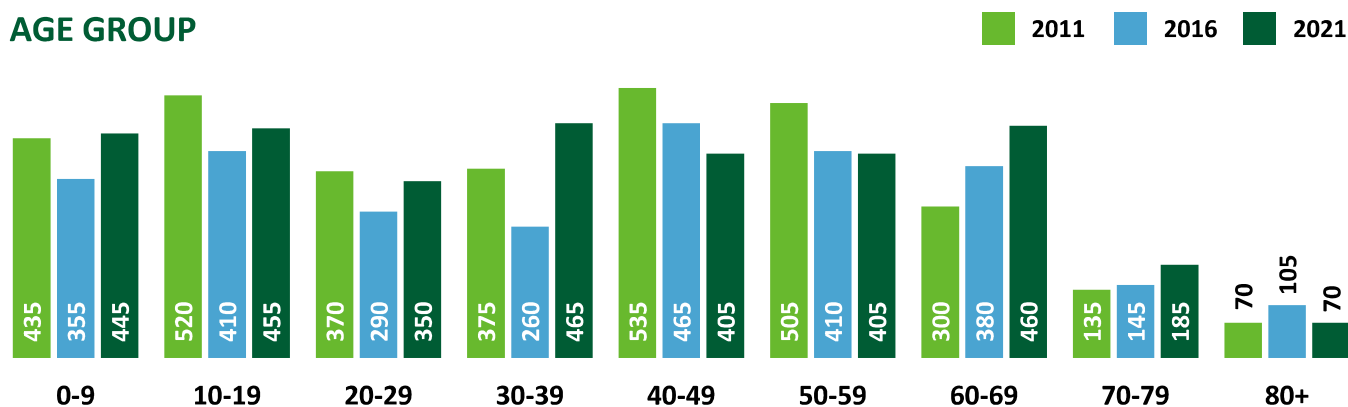
POPULATION TREND



■ Total Population

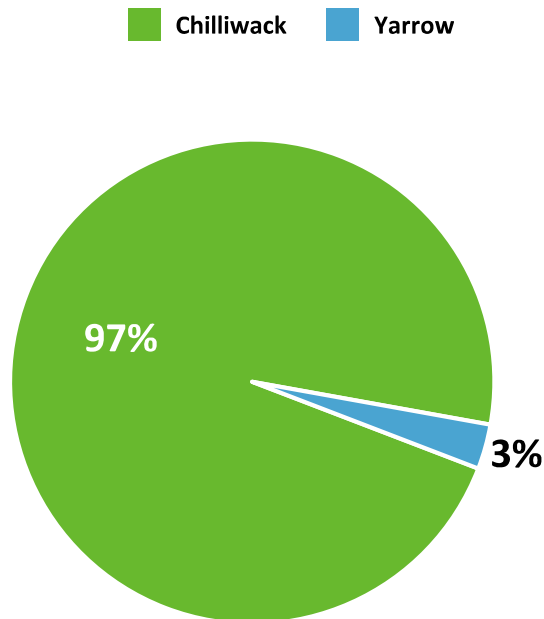


AGE GROUP

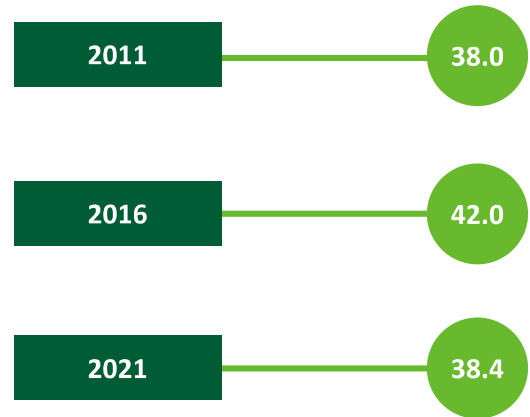


Population (Who We Are)

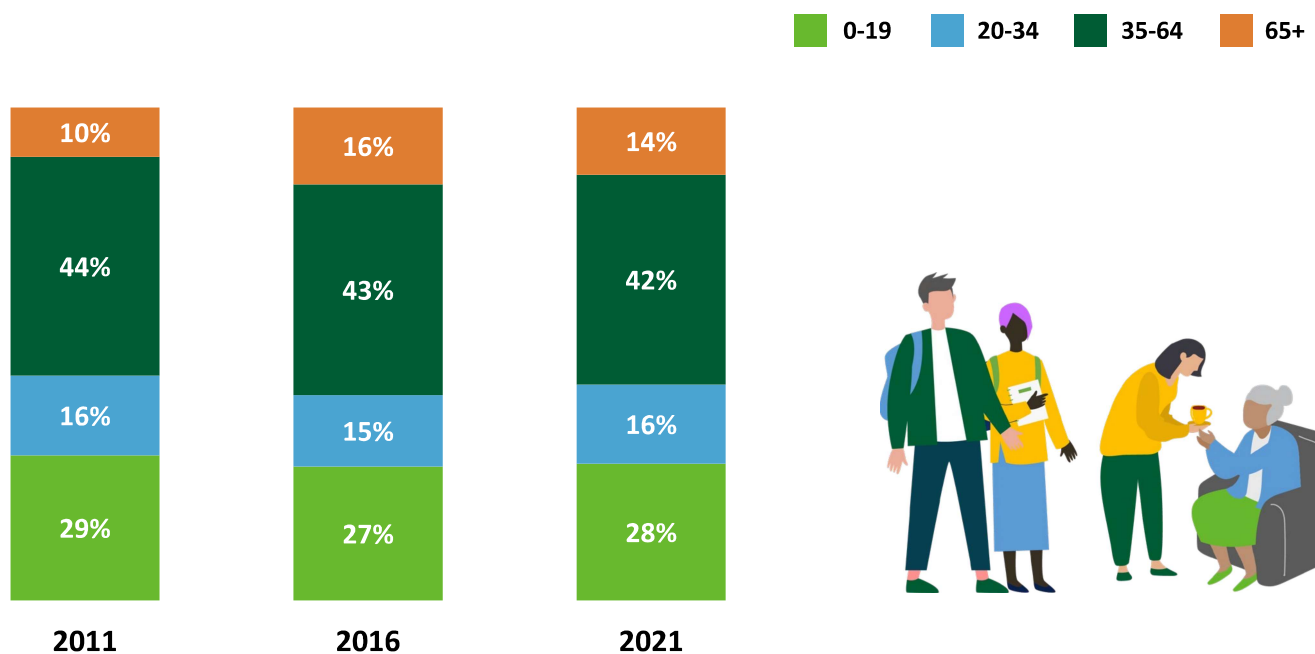
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

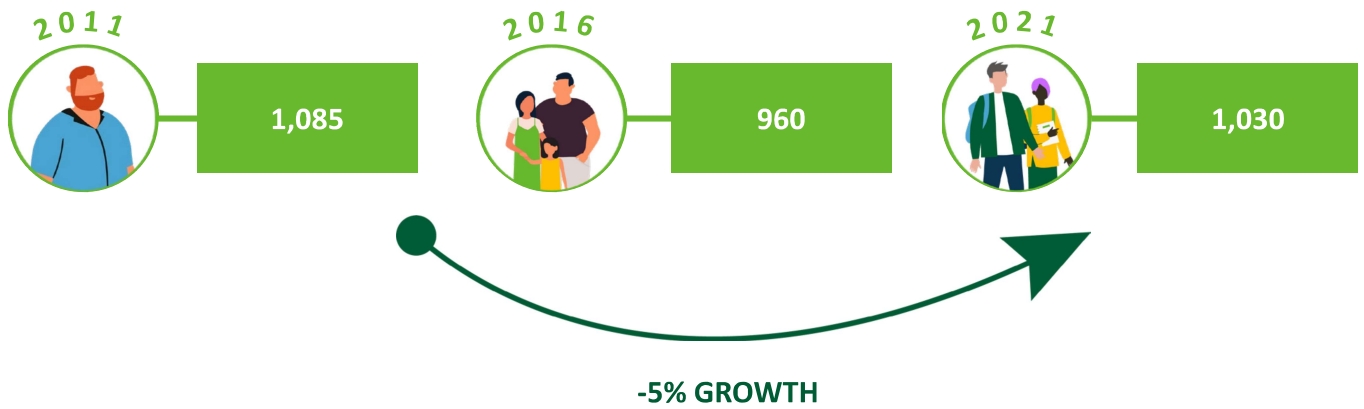


SHARE OF POPULATION BY AGE RANGE

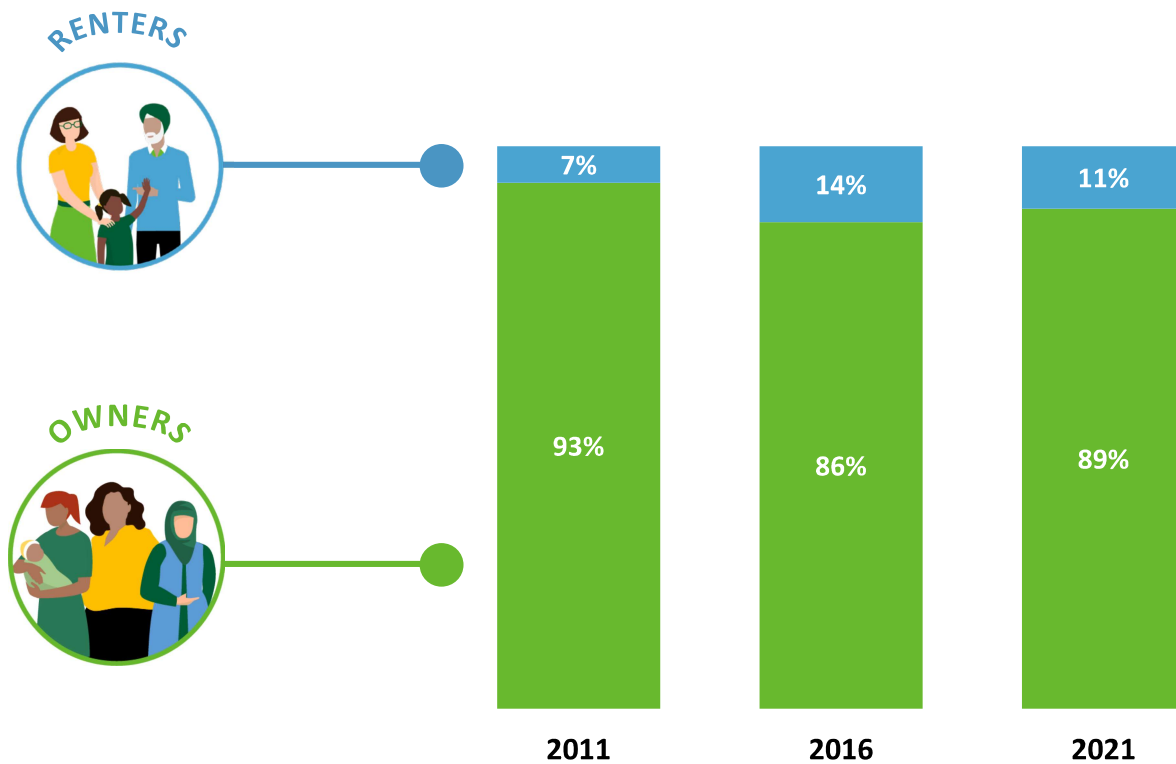


Households (How We Live)

NUMBER OF HOUSEHOLDS



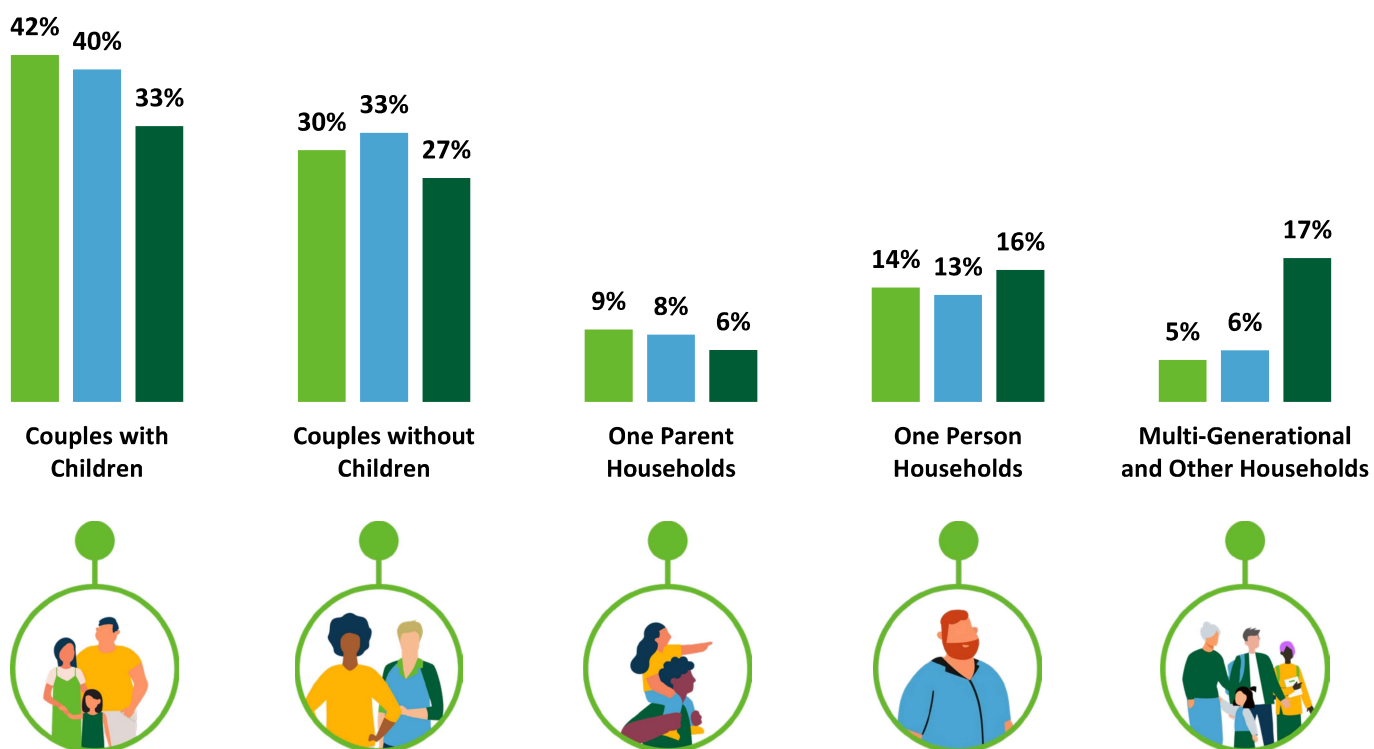
SHARE OF HOUSEHOLDS WHO OWN OR RENT



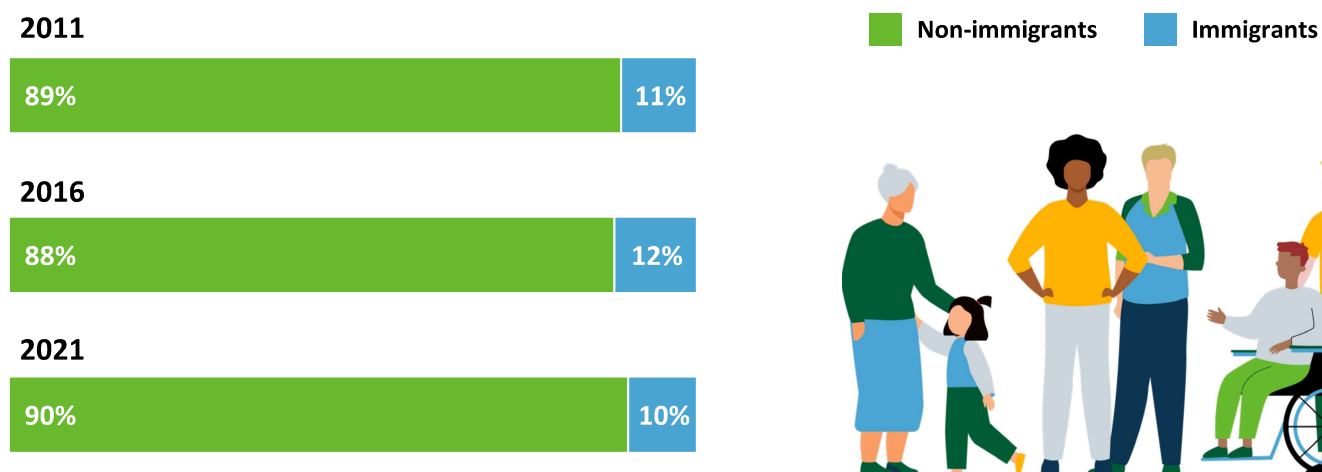
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



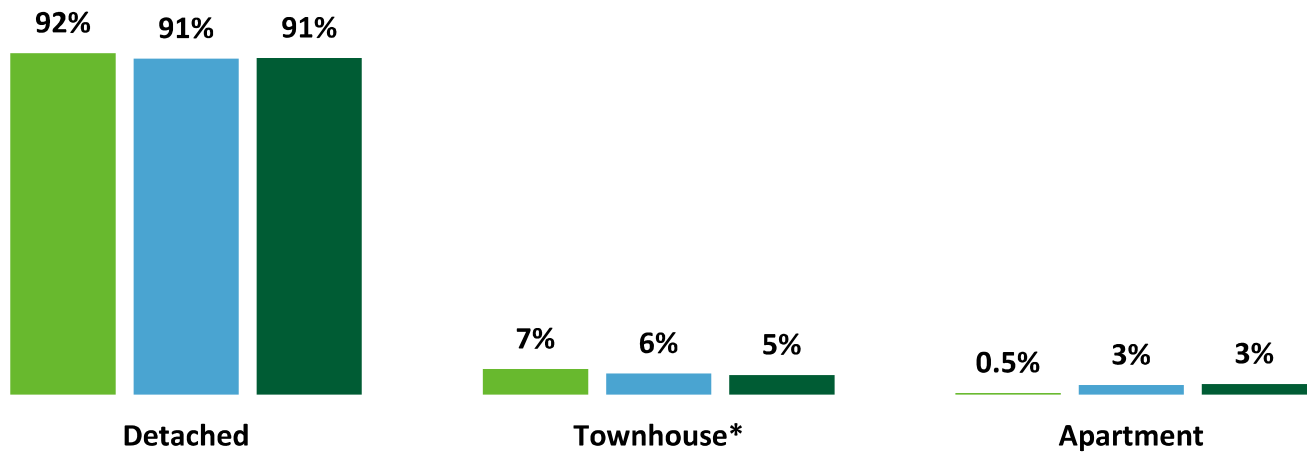
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

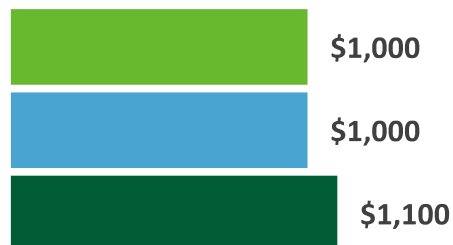
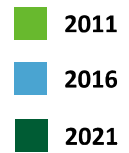
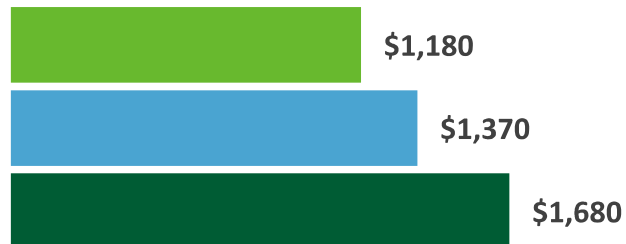
2011 2016 2021



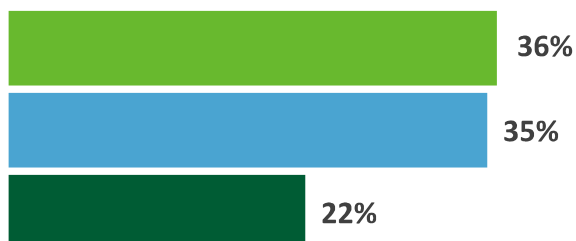
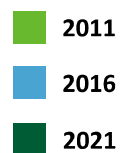
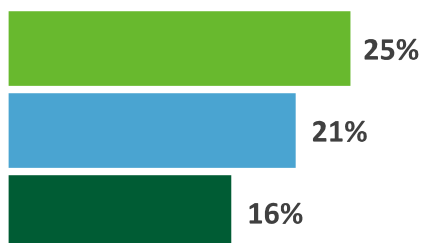
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

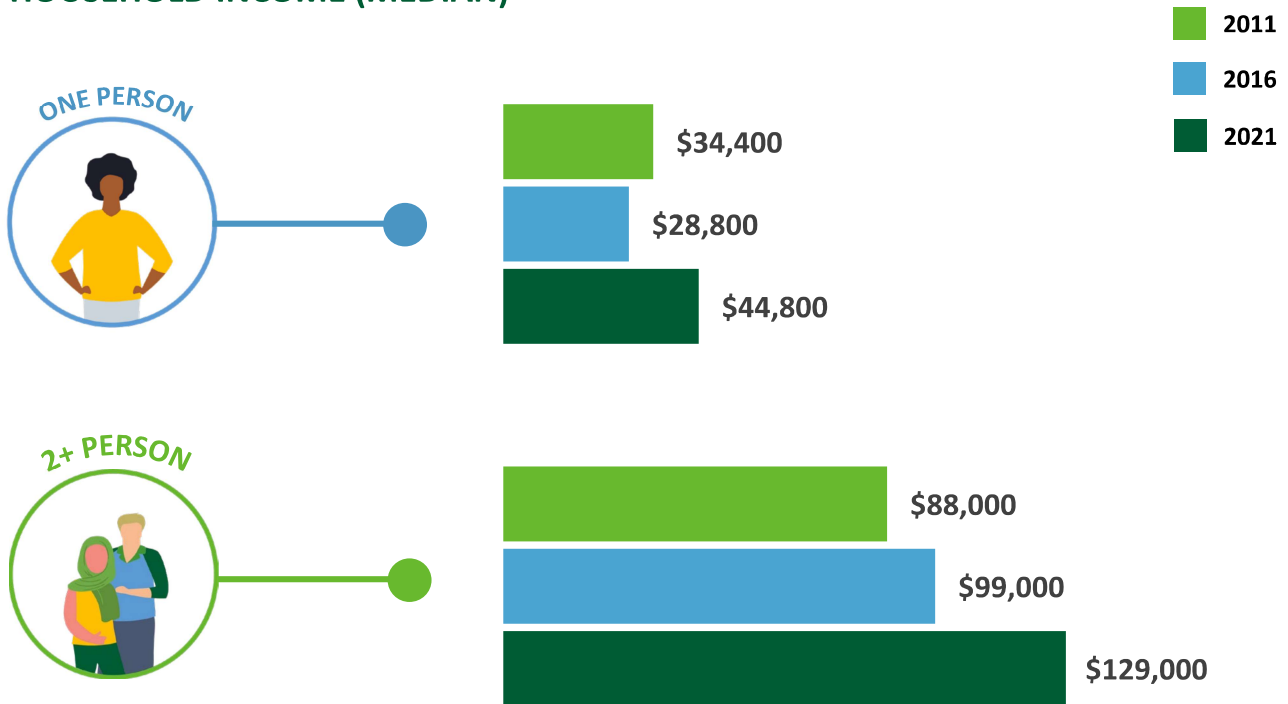


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

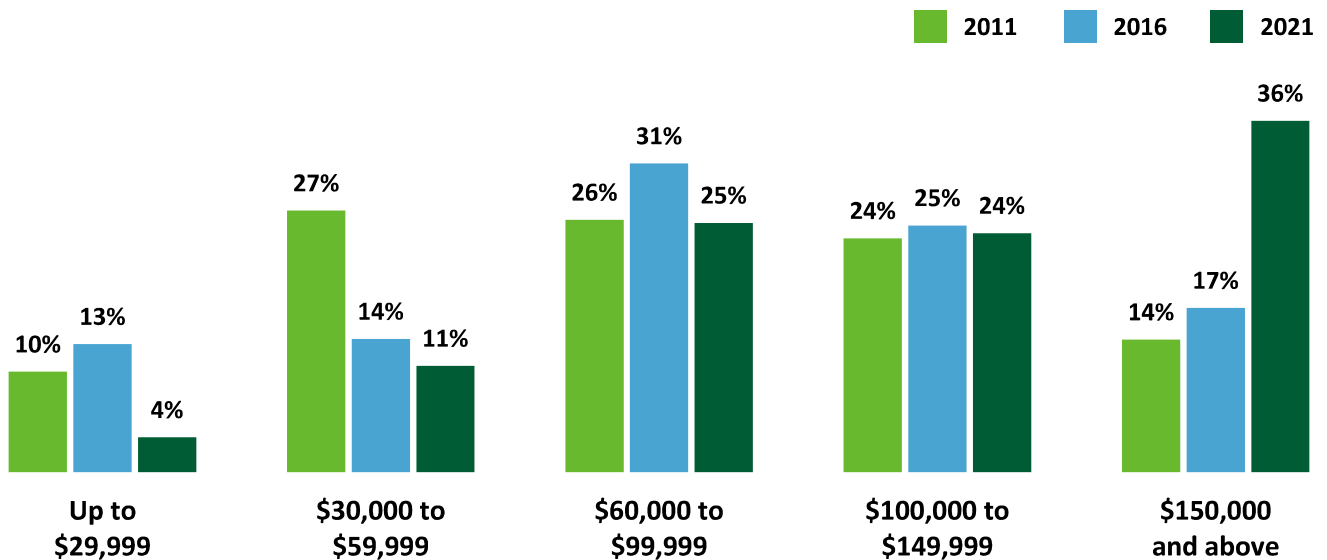


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)



SHARE OF HOUSEHOLDS BY INCOME RANGE

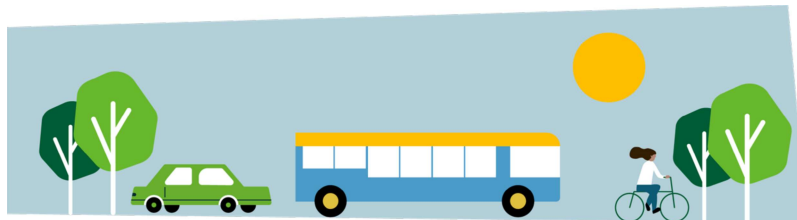


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	93%	0%	7%
2016	94%	0%	6%
2021	87%	1%	12%

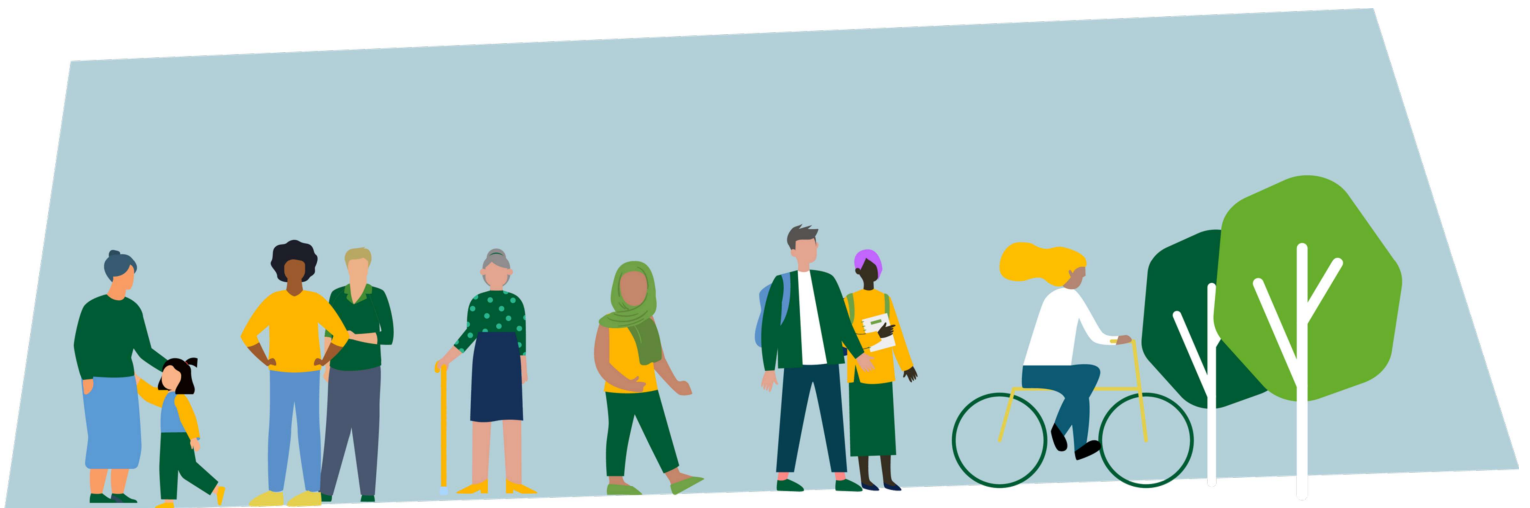
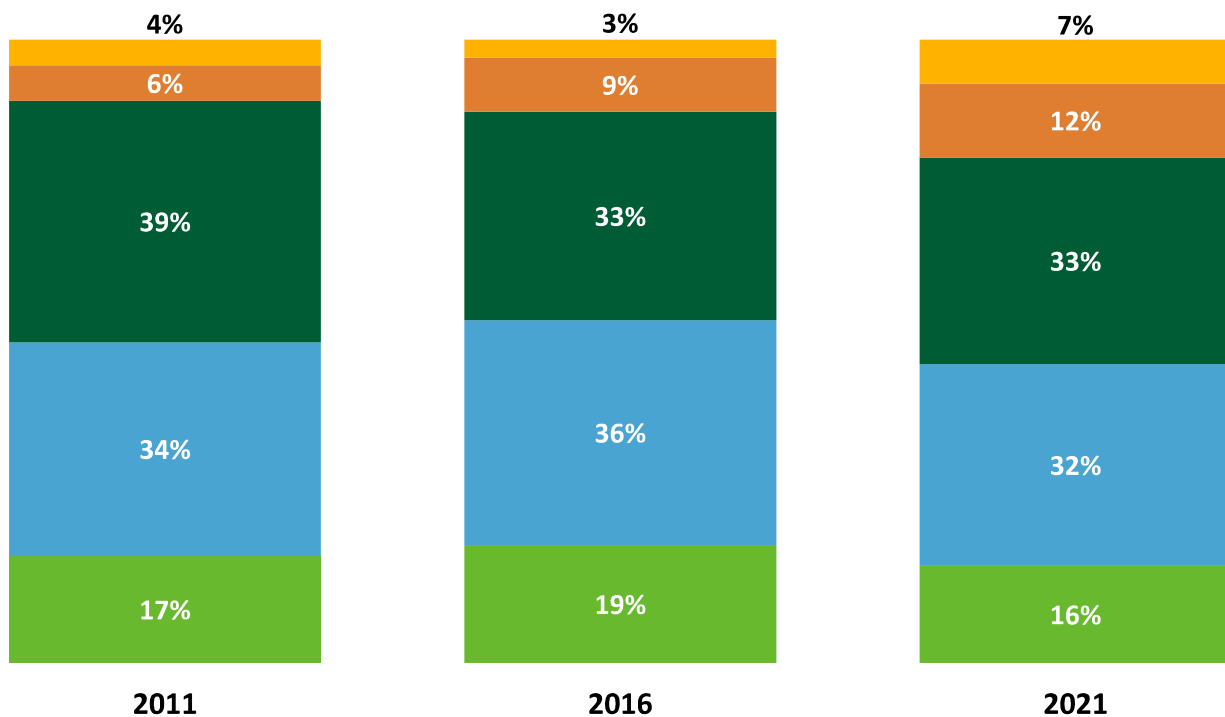
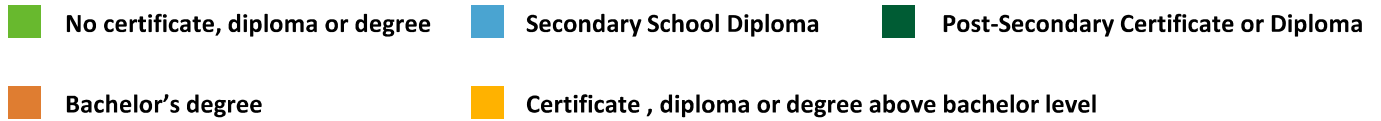
WORK FROM HOME

2011	11%
2016	13%
2021	20%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





DATA SOURCE AND DISCLAIMER:

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Chilliwack West NEIGHBOURHOOD PROFILE



Chilliwack West

NEIGHBOURHOOD

PROFILE

Includes Skwahla and Squiala First Nations

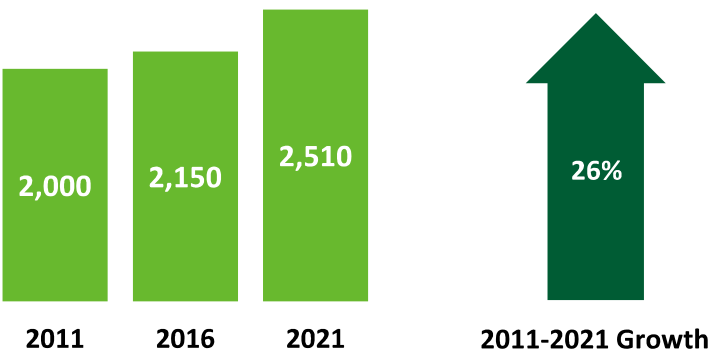


Chilliwack West stretches along the Fraser River west of Chilliwack Proper and north of Highway 1, including Chilliwack Mountain, Aitchelitz, Shxwhá:y Village, Skwah and Squiala First Nations. The neighbourhood is unique within the City, with a large industrial area (Village West) and big box stores along the highway. The neighbourhood is sparsely populated with residential cul-de-sacs and small subdivisions up the slopes of Chilliwack Mountain.



Population (Who We Are)

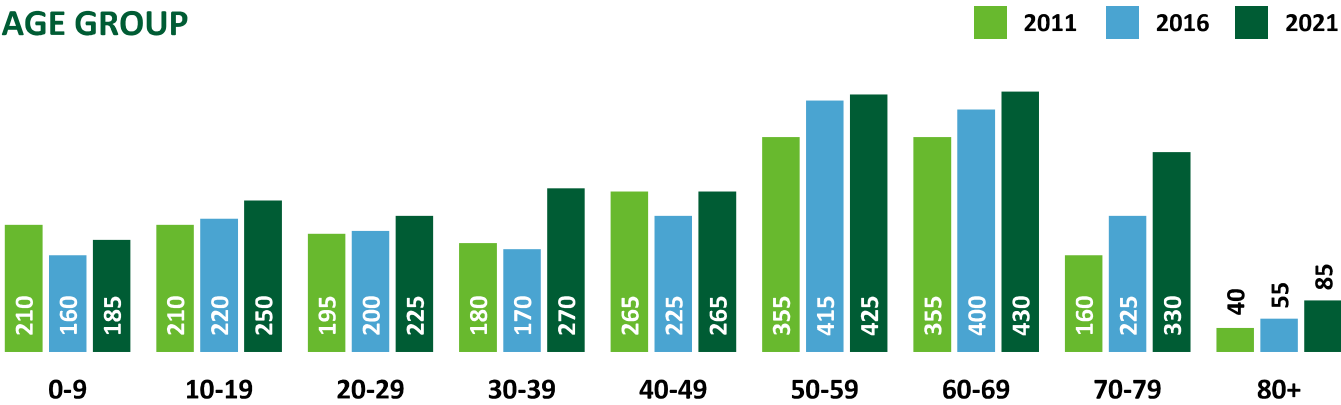
POPULATION TREND



Total Population

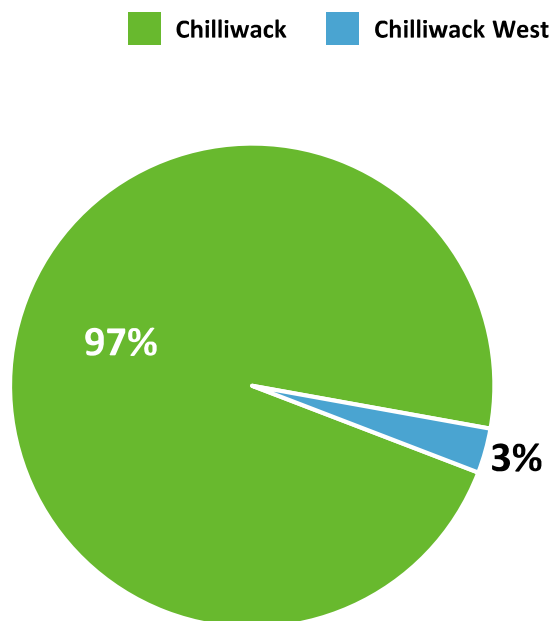


AGE GROUP

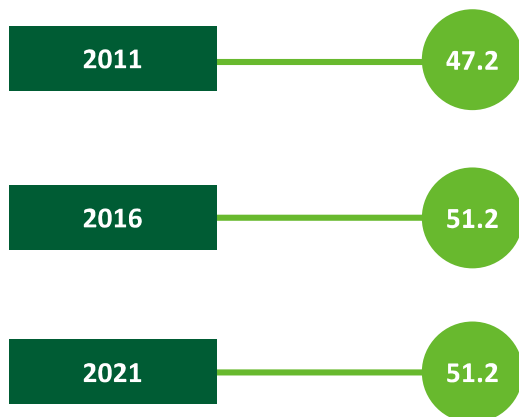


Population (Who We Are)

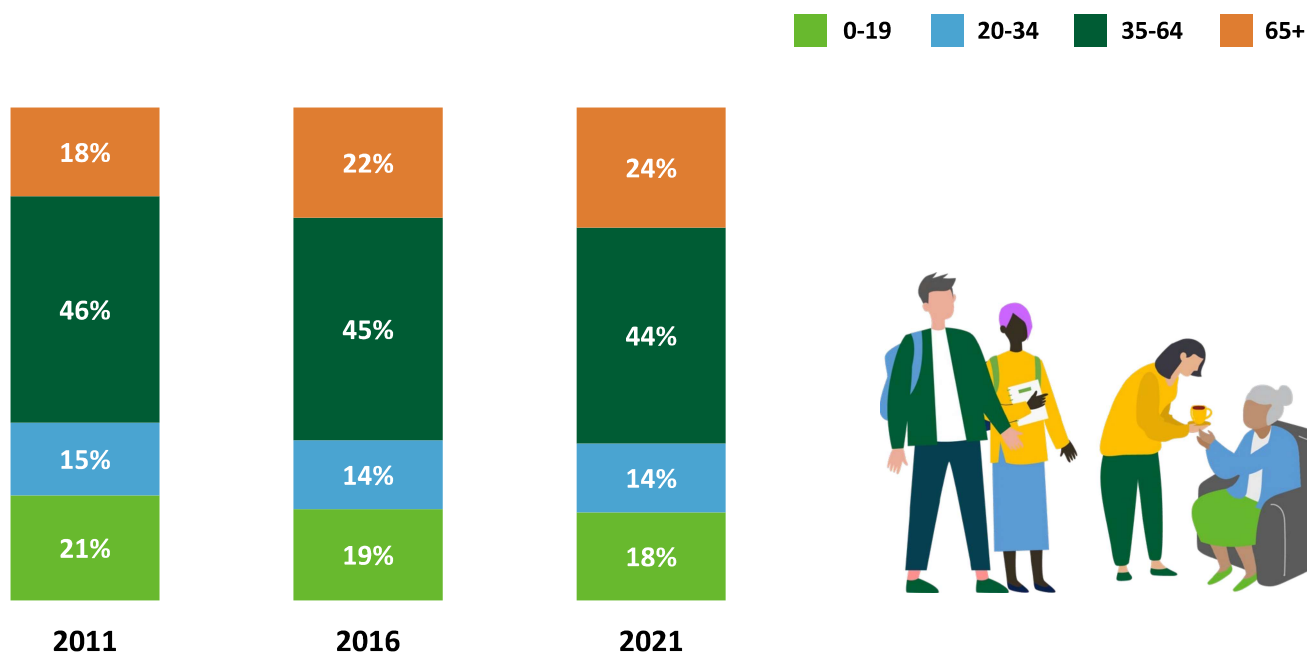
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

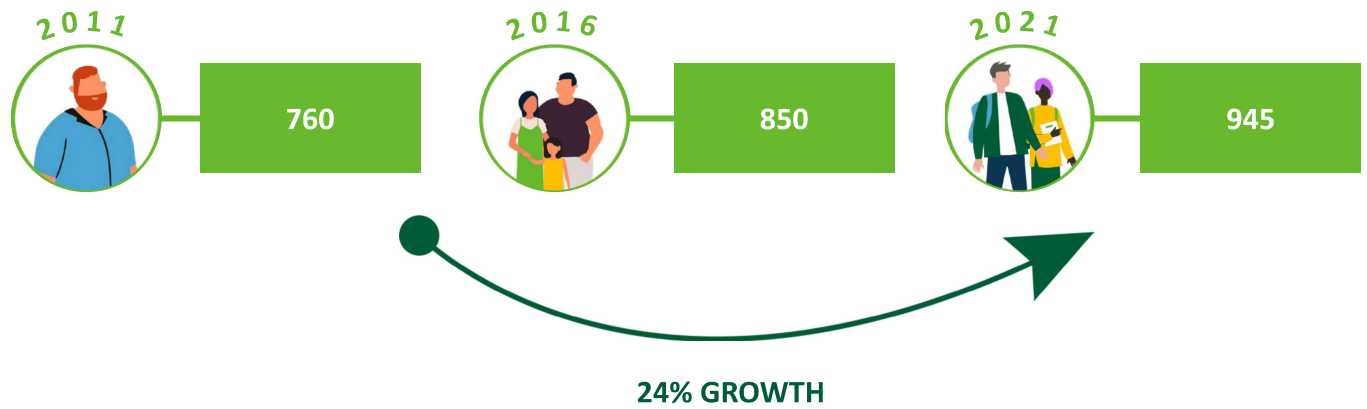


SHARE OF POPULATION BY AGE RANGE

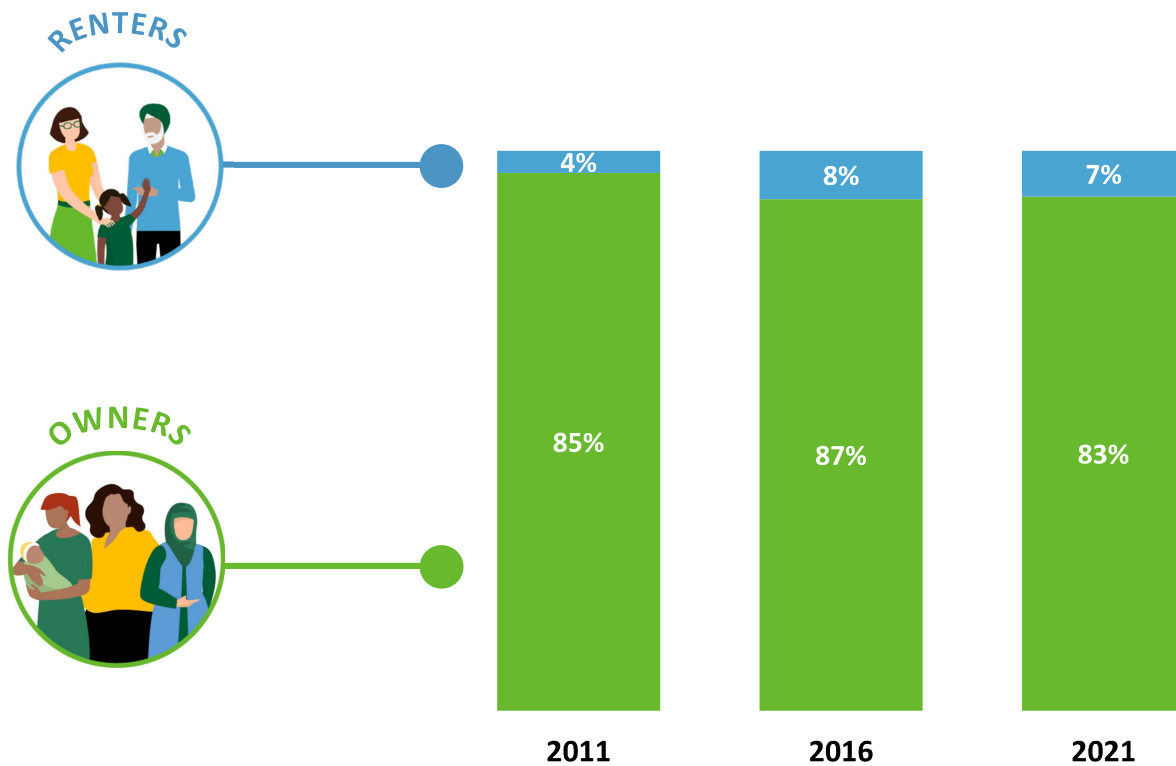


Households (How We Live)

NUMBER OF HOUSEHOLDS

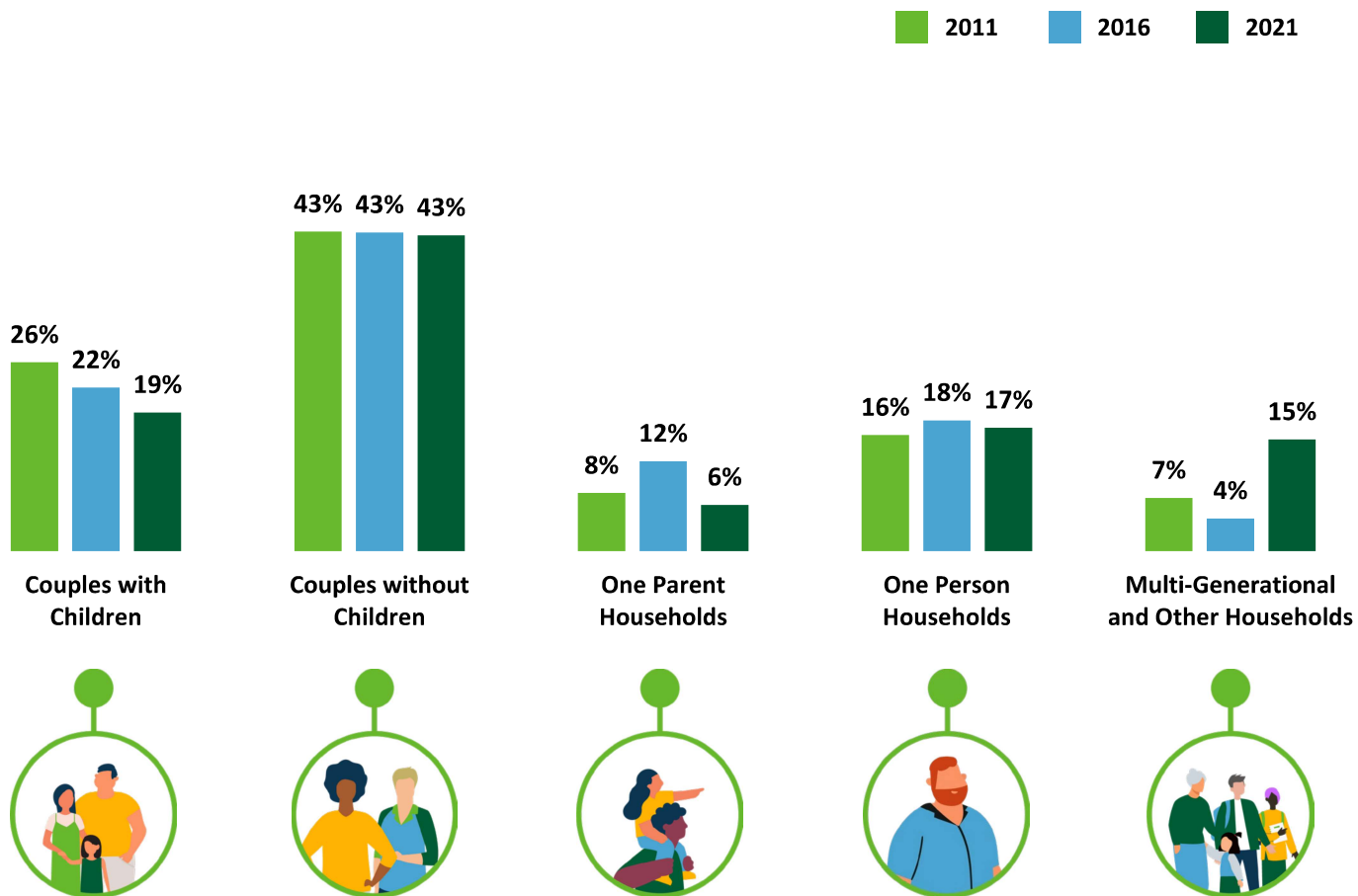


SHARE OF HOUSEHOLDS WHO OWN OR RENT

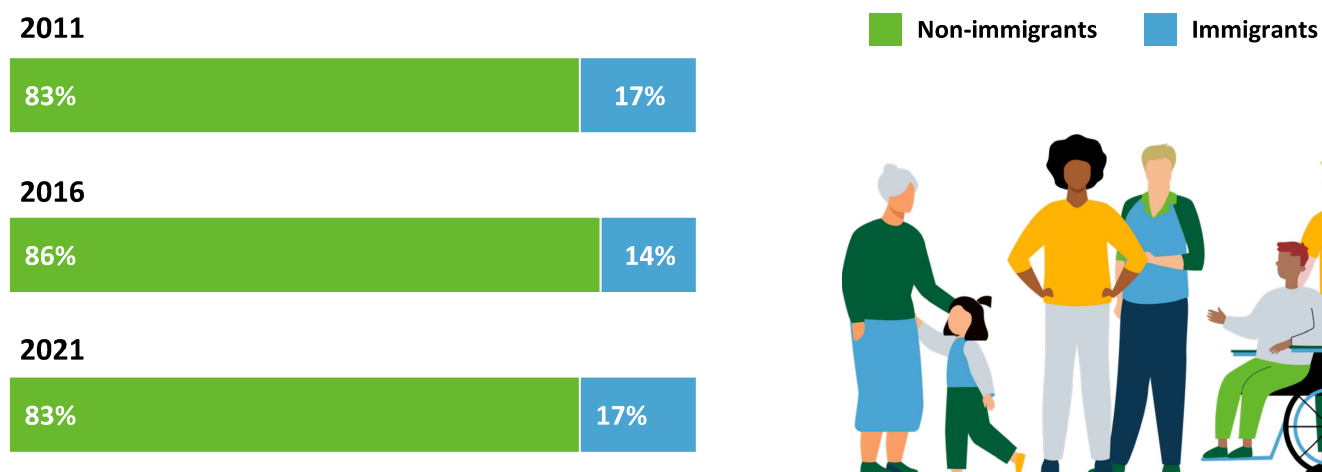


Households (How We Live)

HOUSEHOLD COMPOSITION



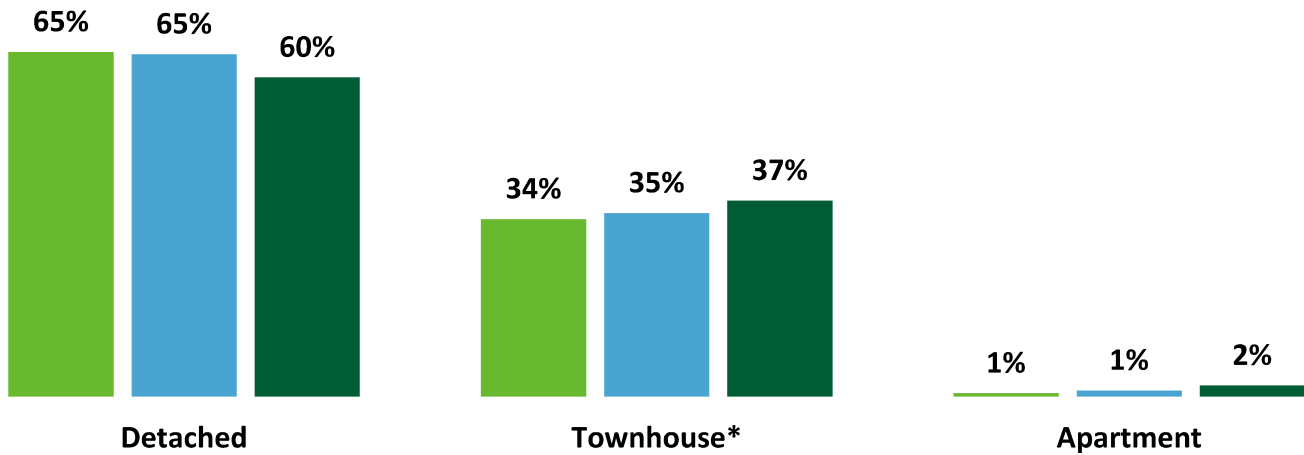
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

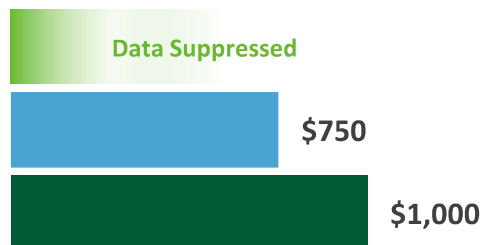
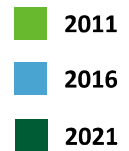
2011 2016 2021



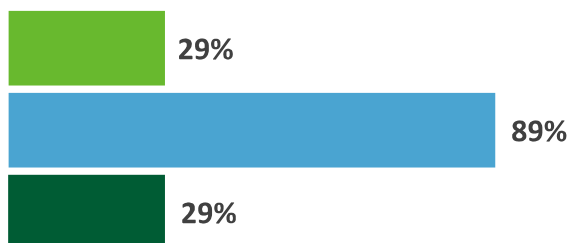
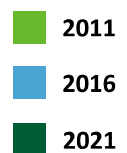
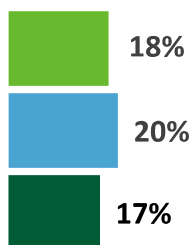
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

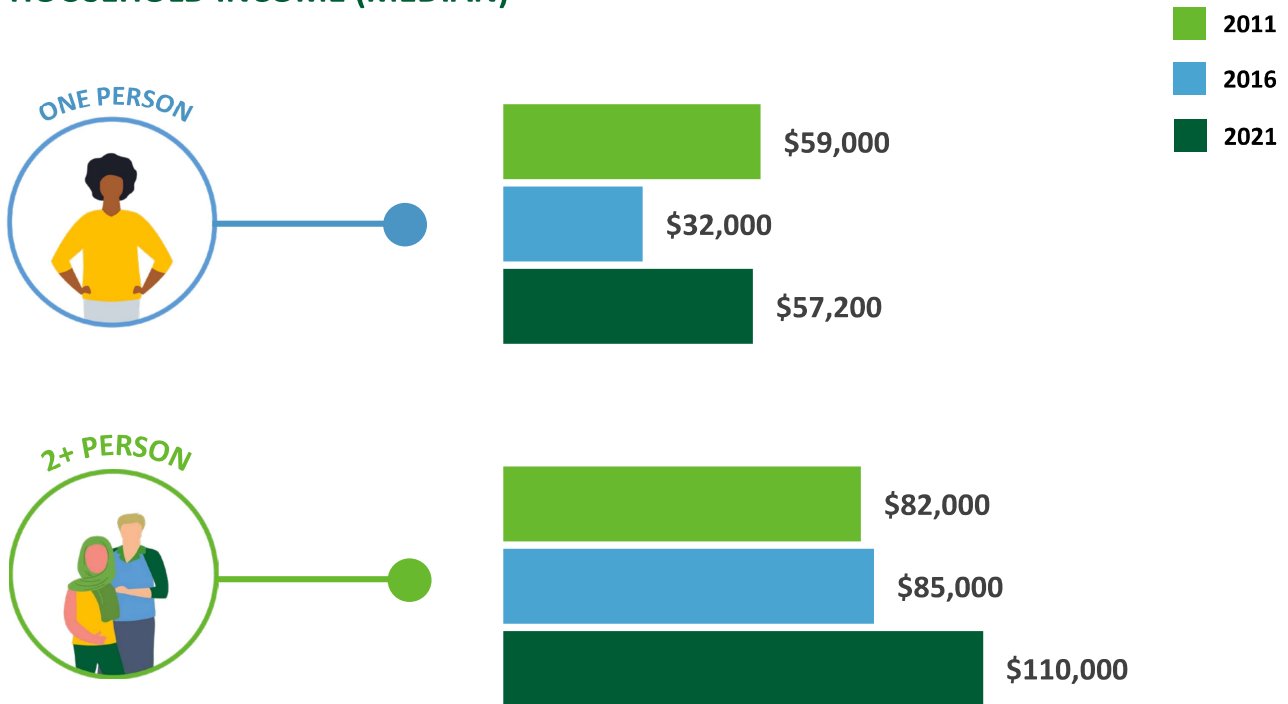


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

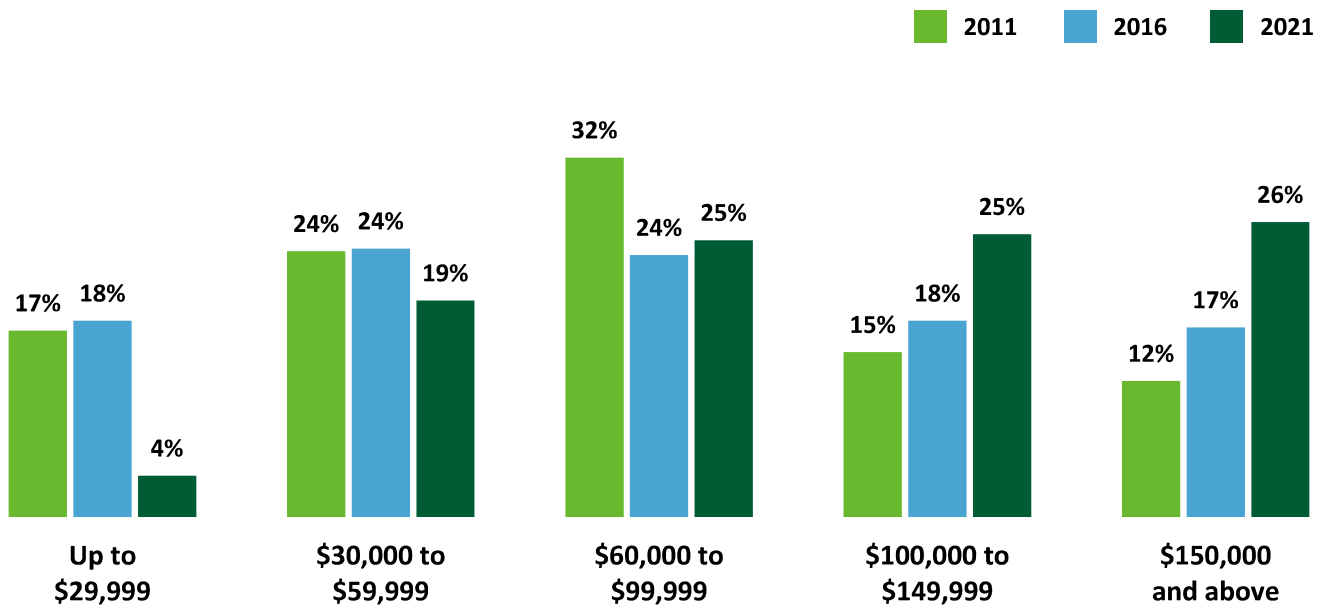


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

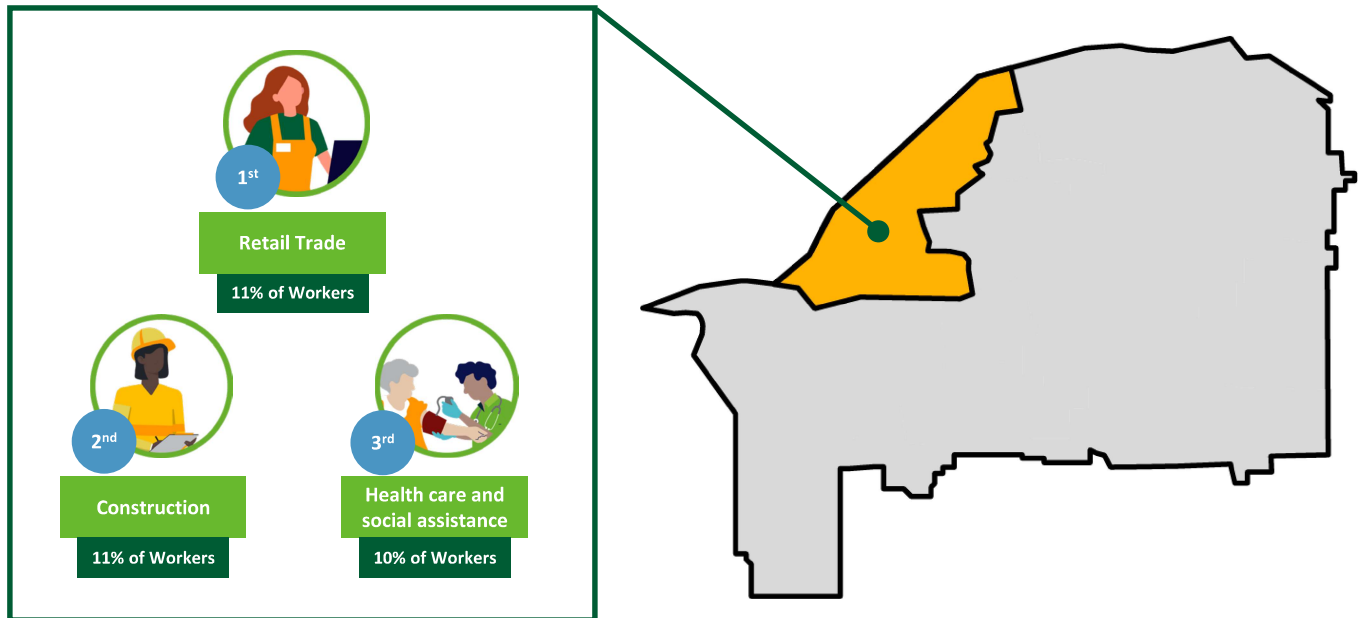


SHARE OF HOUSEHOLDS BY INCOME RANGE

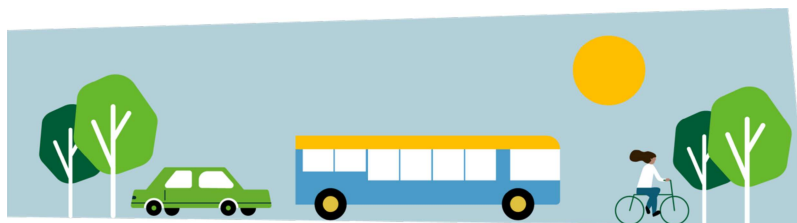


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	94%	0%	6%
2016	95%	1%	4%
2021	92%	0%	8%

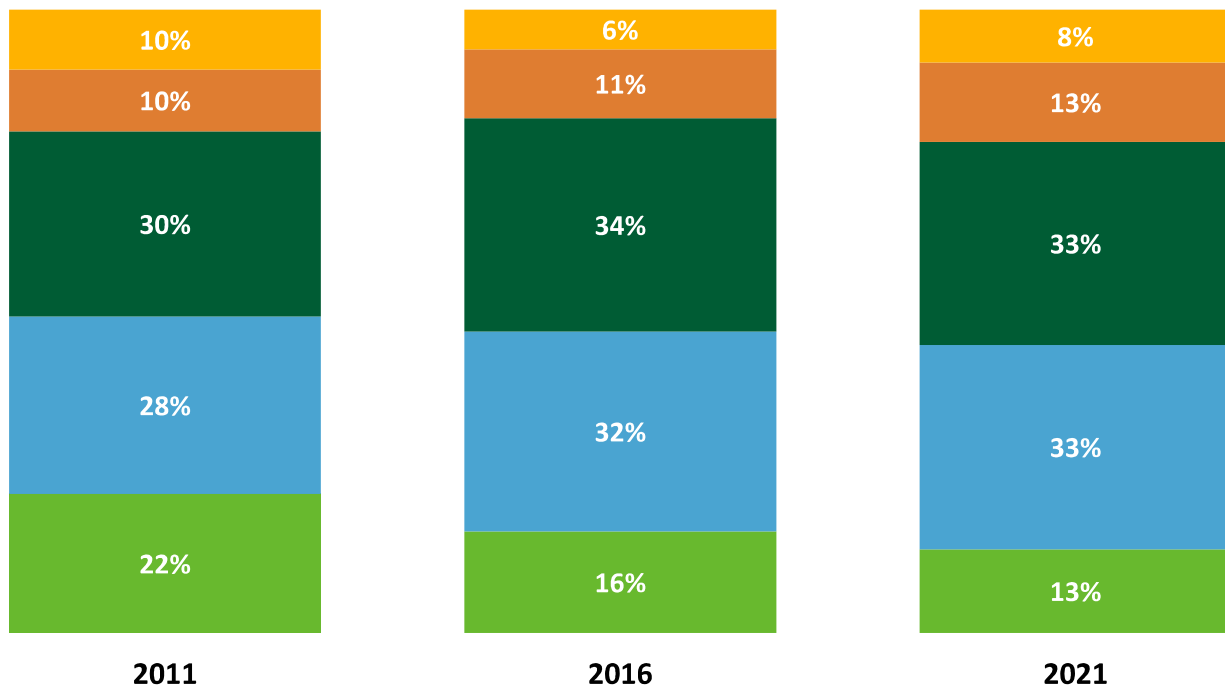
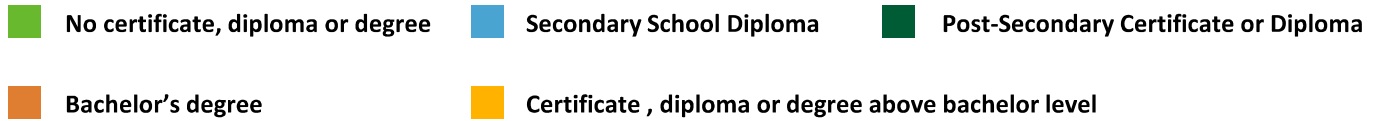
WORK FROM HOME

2011	7%
2016	13%
2021	15%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Ryder Lake

NEIGHBOURHOOD PROFILE



Ryder Lake

NEIGHBOURHOOD PROFILE

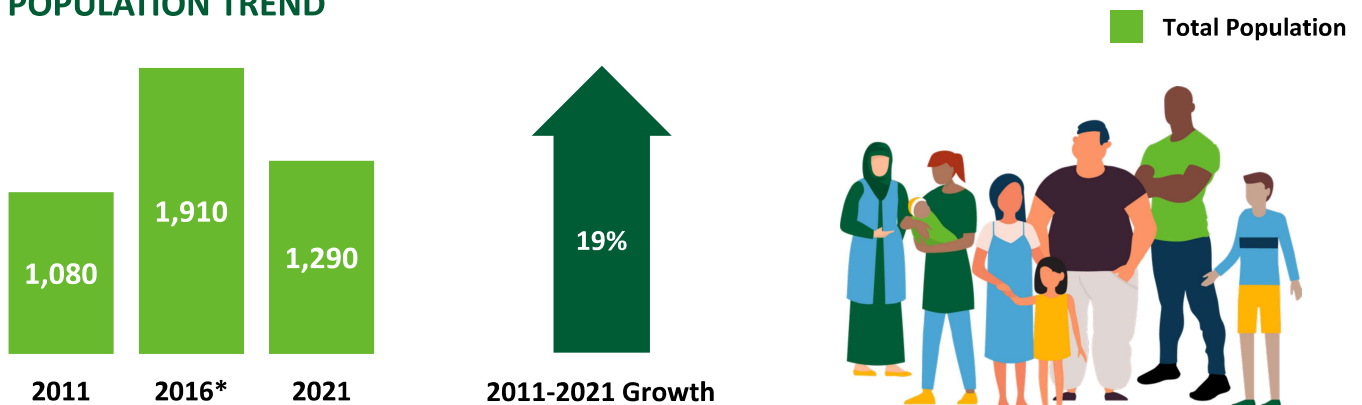


Ryder Lake is a rural, historic farming neighbourhood in southeast Chilliwack, nestled between Mount Thom, Elk Mountain, and the Chilliwack River valley. With the second fewest residents of Chilliwack's neighbourhoods across a relatively large area, it has a low population density. Being one of the most remote neighbourhood in the City, it remains largely undeveloped, with large forested areas, hiking trails and the eponymous Ryder Lake.



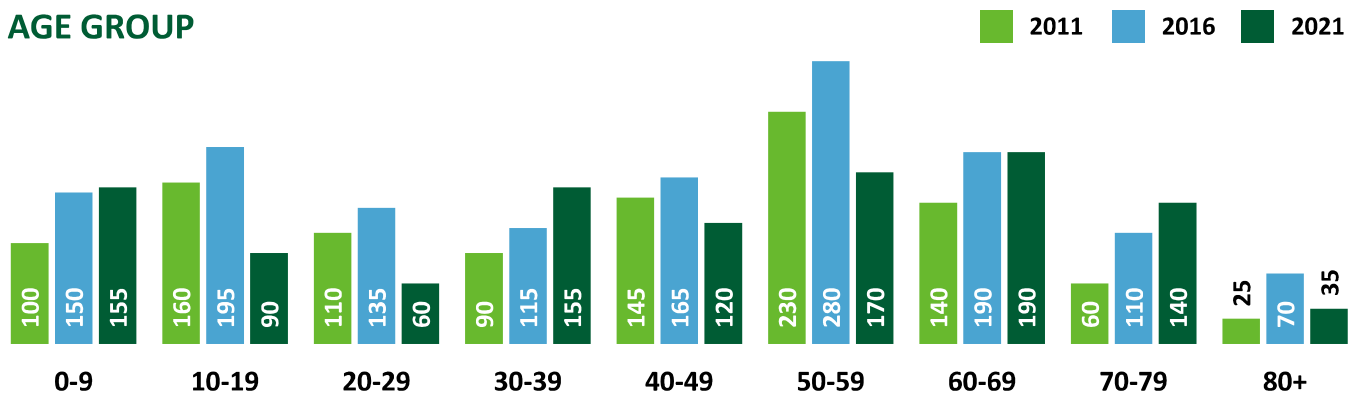
Population (Who We Are)

POPULATION TREND



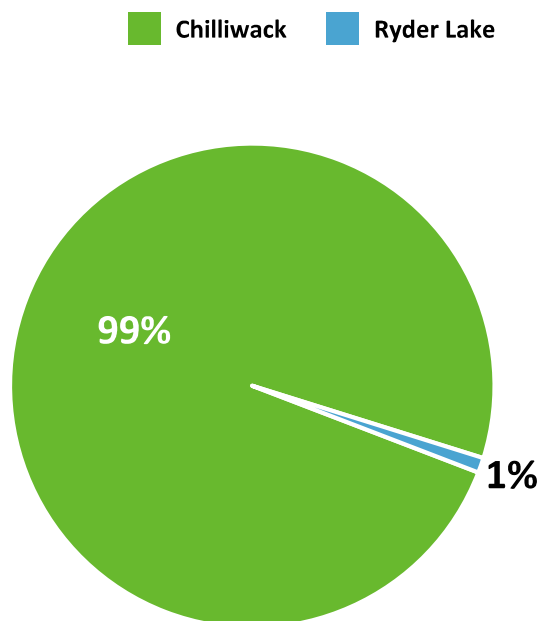
* The population change in 2016 may be due to growth allocation discrepancies from Statistics Canada data. The 2011 and 2021 population data, as shown, is more accurate.

AGE GROUP

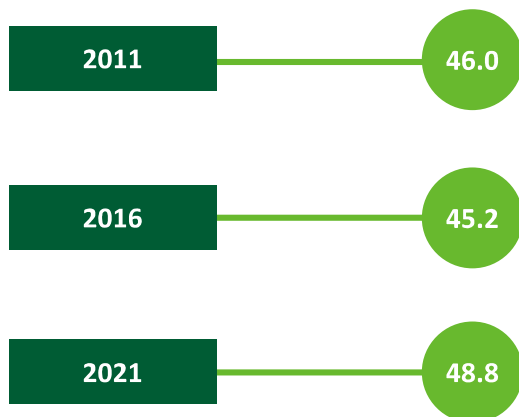


Population (Who We Are)

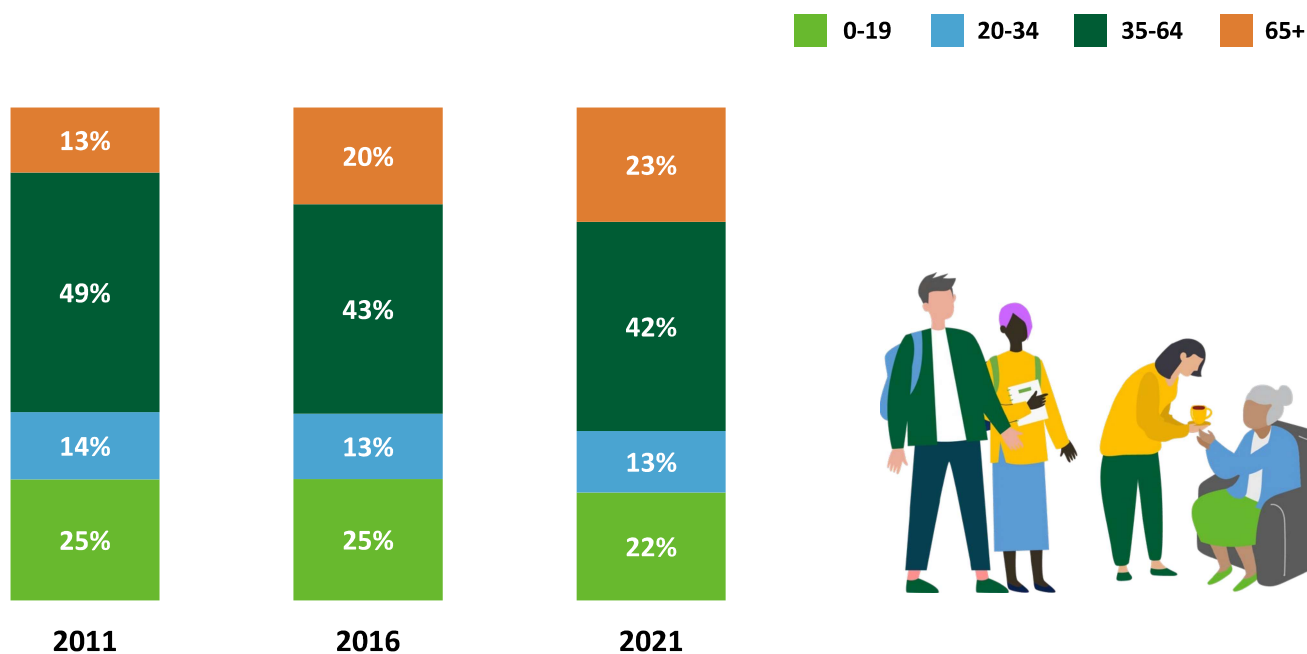
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

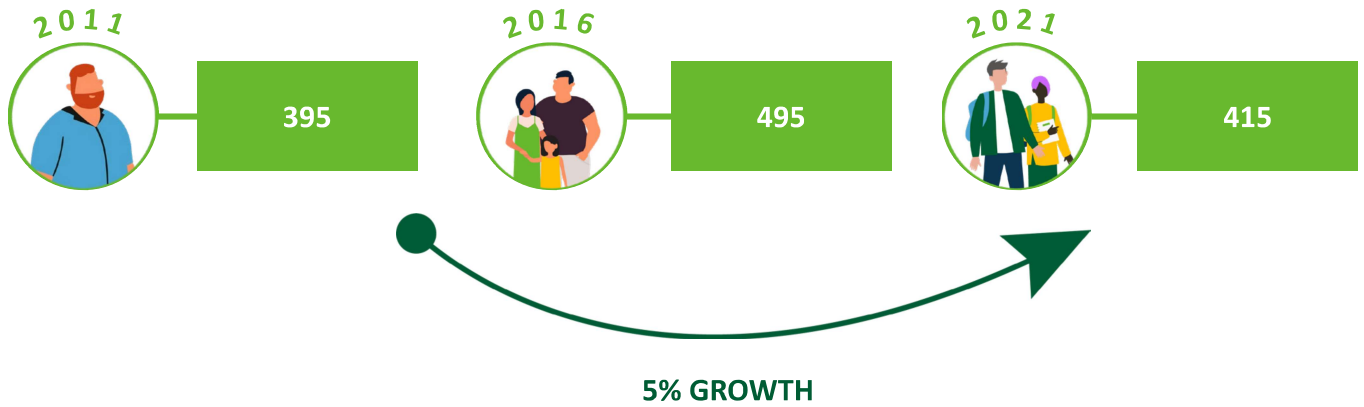


SHARE OF POPULATION BY AGE RANGE

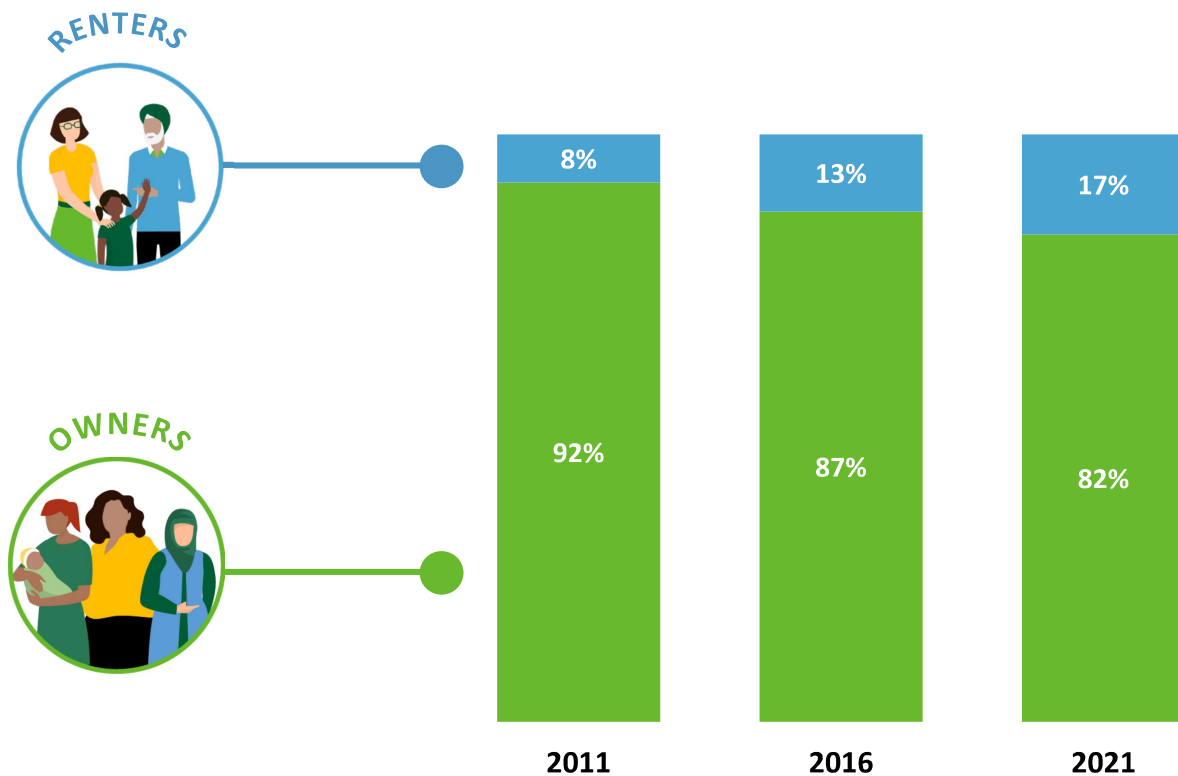


Households (How We Live)

NUMBER OF HOUSEHOLDS

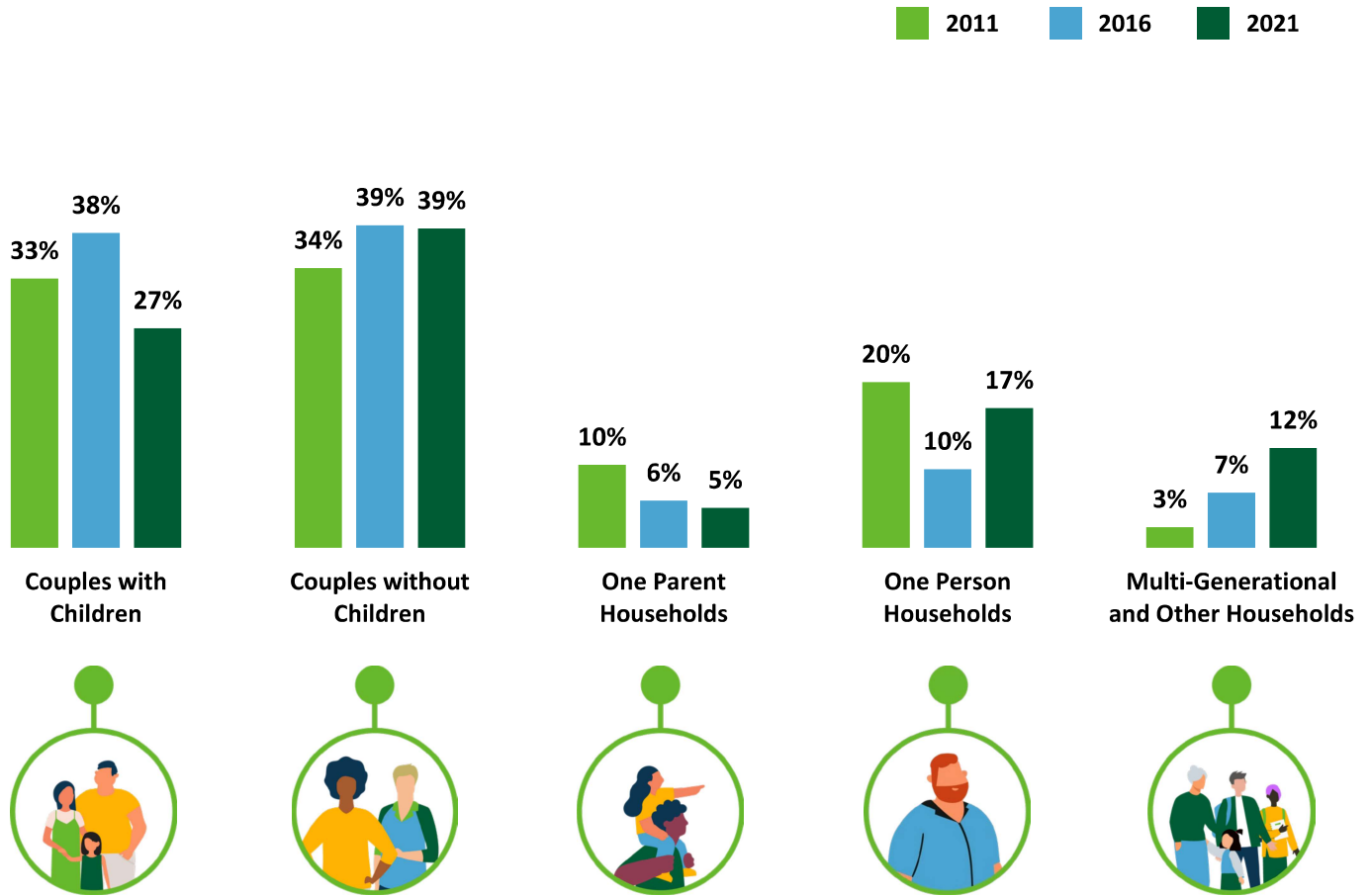


SHARE OF HOUSEHOLDS WHO OWN OR RENT

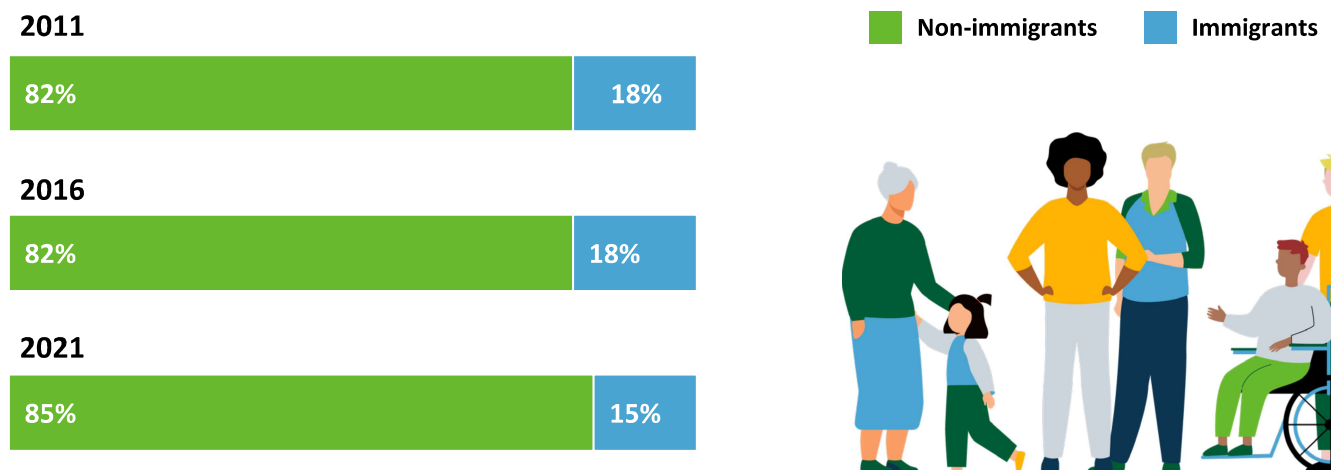


Households (How We Live)

HOUSEHOLD COMPOSITION



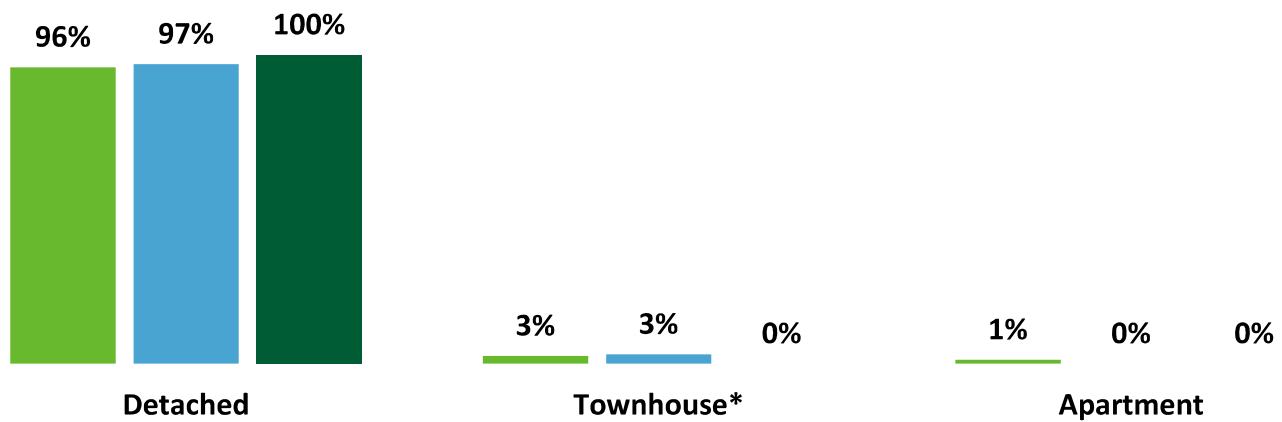
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

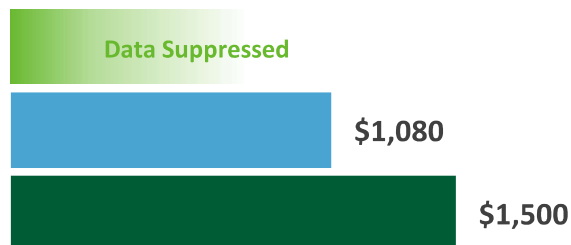
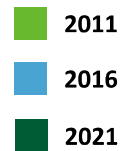
2011 2016 2021



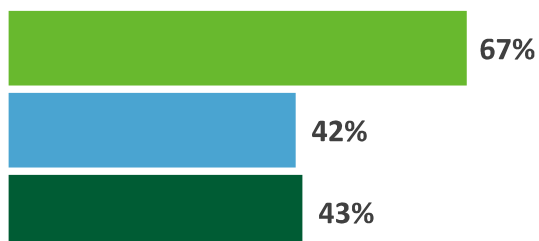
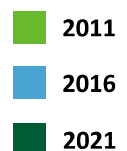
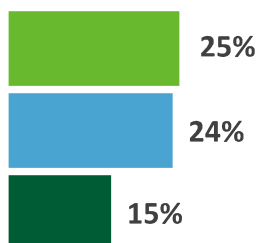
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

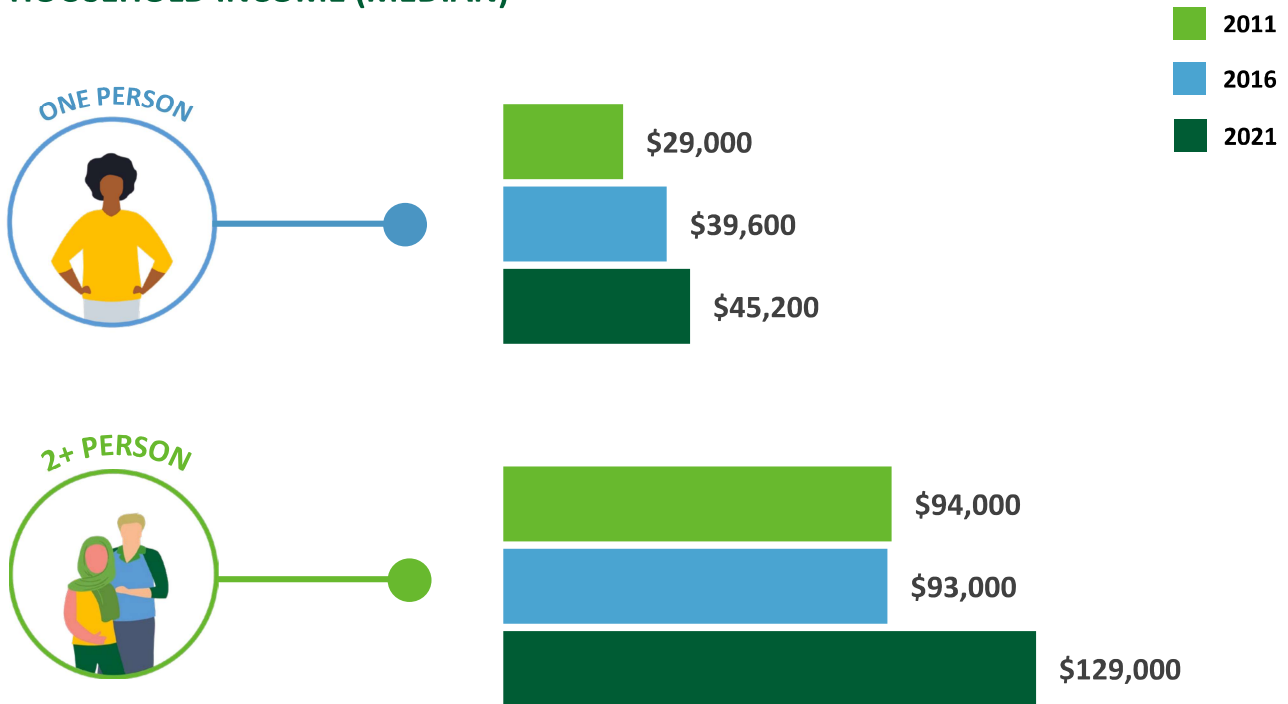


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

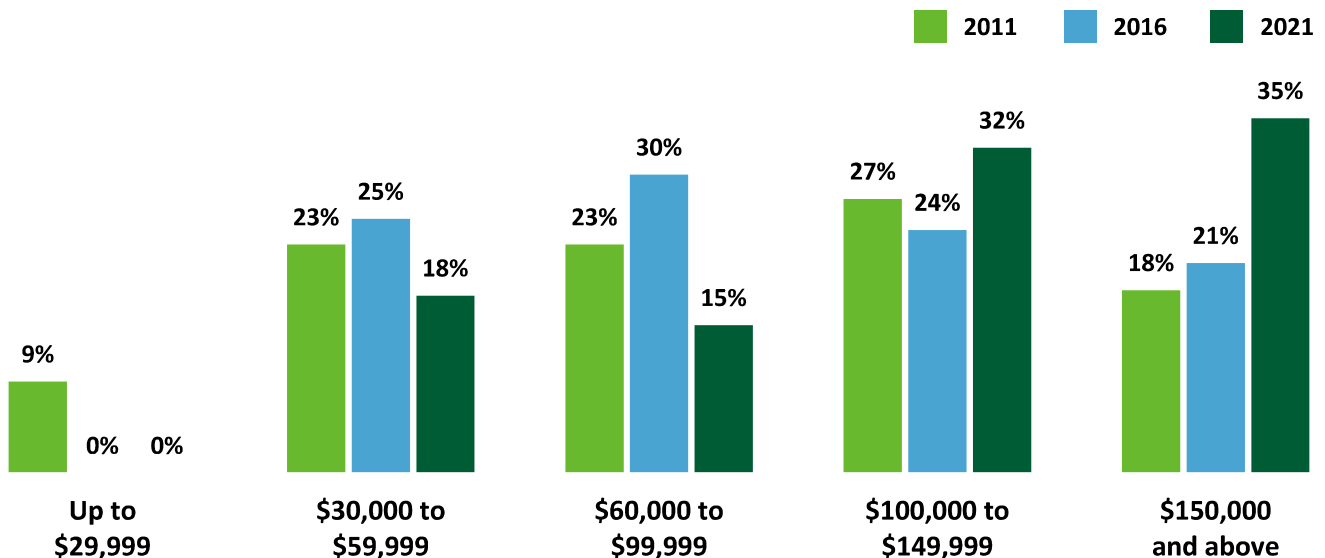


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

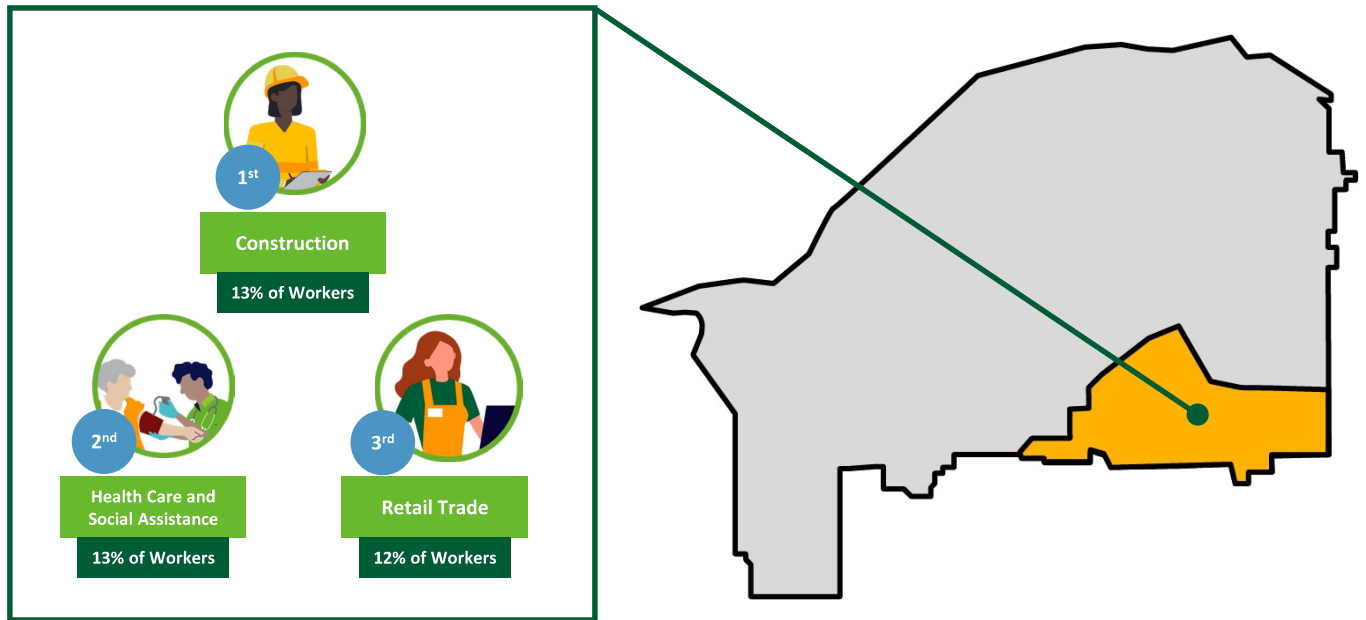


SHARE OF HOUSEHOLDS BY INCOME RANGE

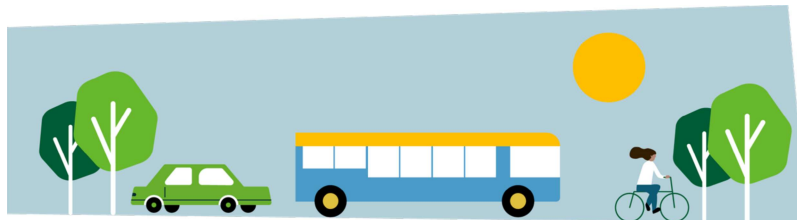


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	100%	0%	0%
2016	96%	2%	2%
2021	100%	0%	0%

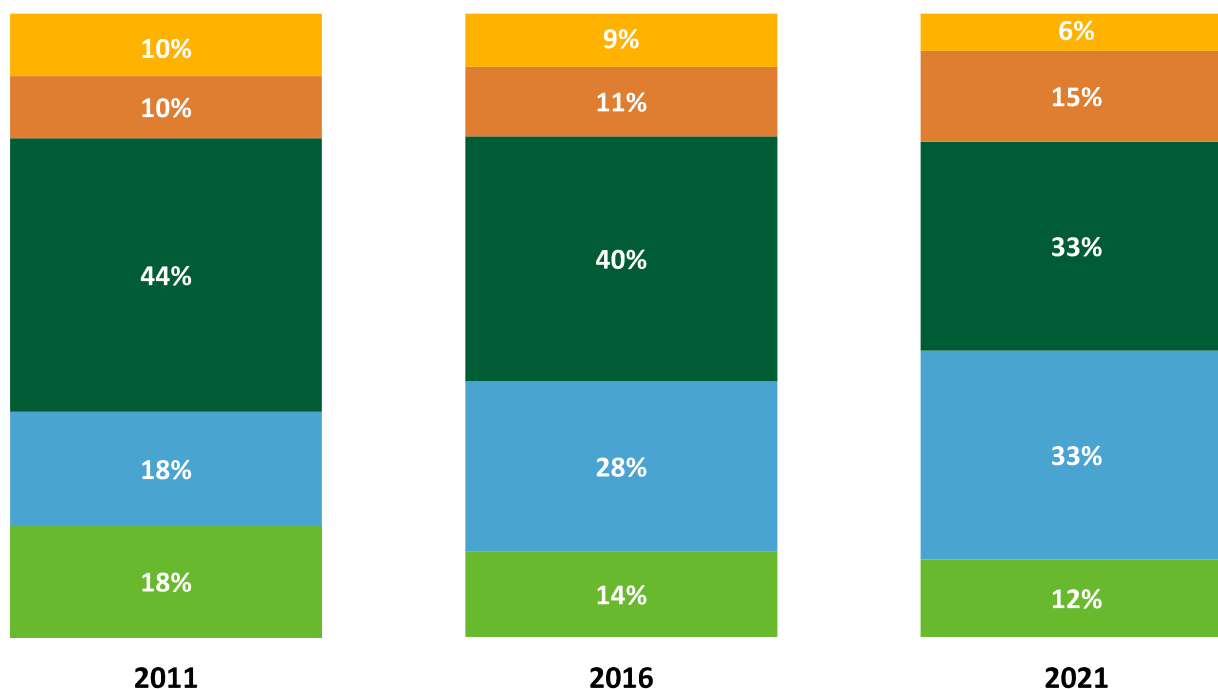
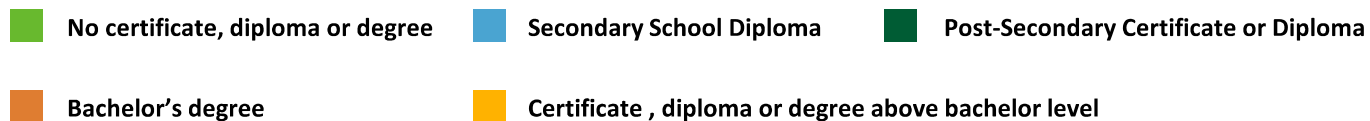
WORK FROM HOME

2011	11%
2016	15%
2021	21%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





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Rosedale

NEIGHBOURHOOD PROFILE



Rosedale

NEIGHBOURHOOD PROFILE

Includes Schelowat and Grass First Nations

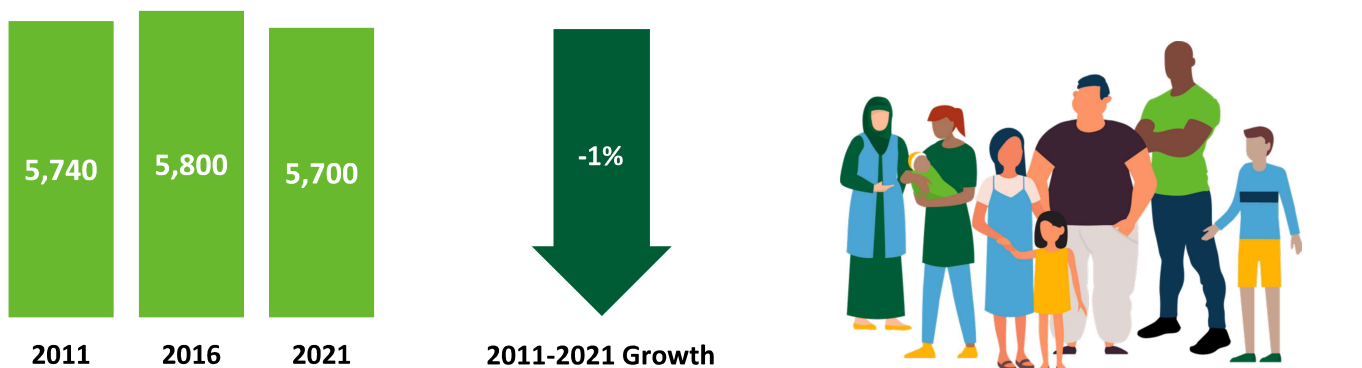


Rosedale is the largest neighbourhood in Chilliwack geographically – nearly twice the size of the next biggest – and includes the Schelowat and Grass First Nations. Bisected by Highway 1, it stretches from the Fraser River to the north, to the base of where the Eastern Hillside neighbourhood starts. Predominantly farmland, the area is sparsely populated, with less than 6% of the City's population.

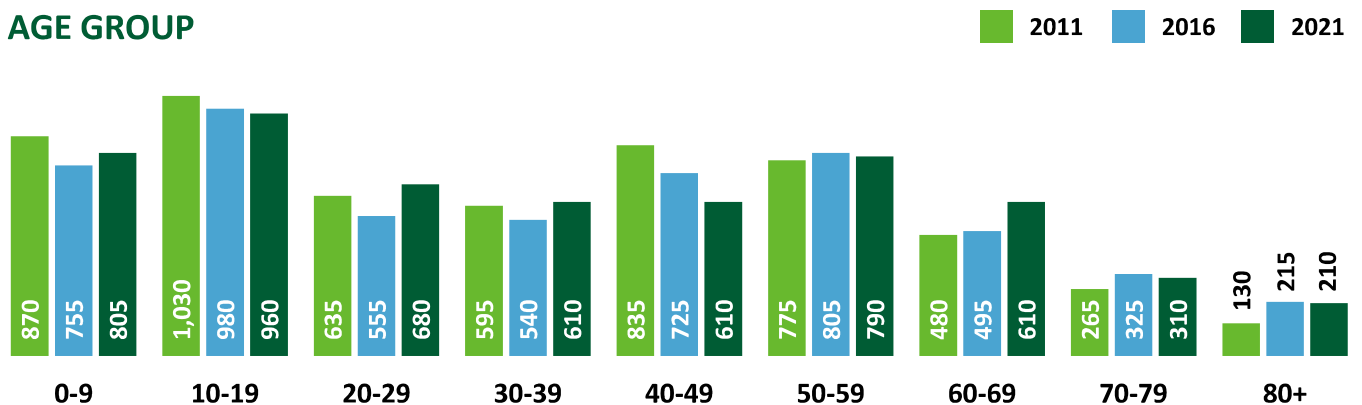


Population (Who We Are)

POPULATION TREND

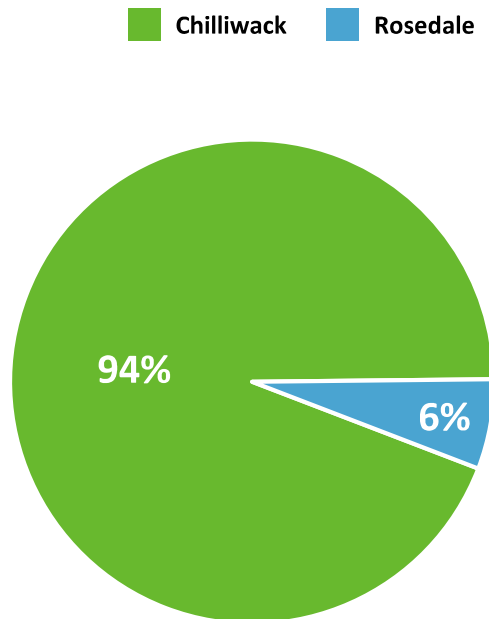


AGE GROUP

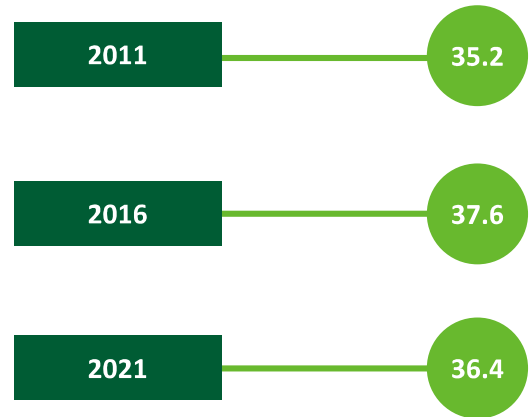


Population (Who We Are)

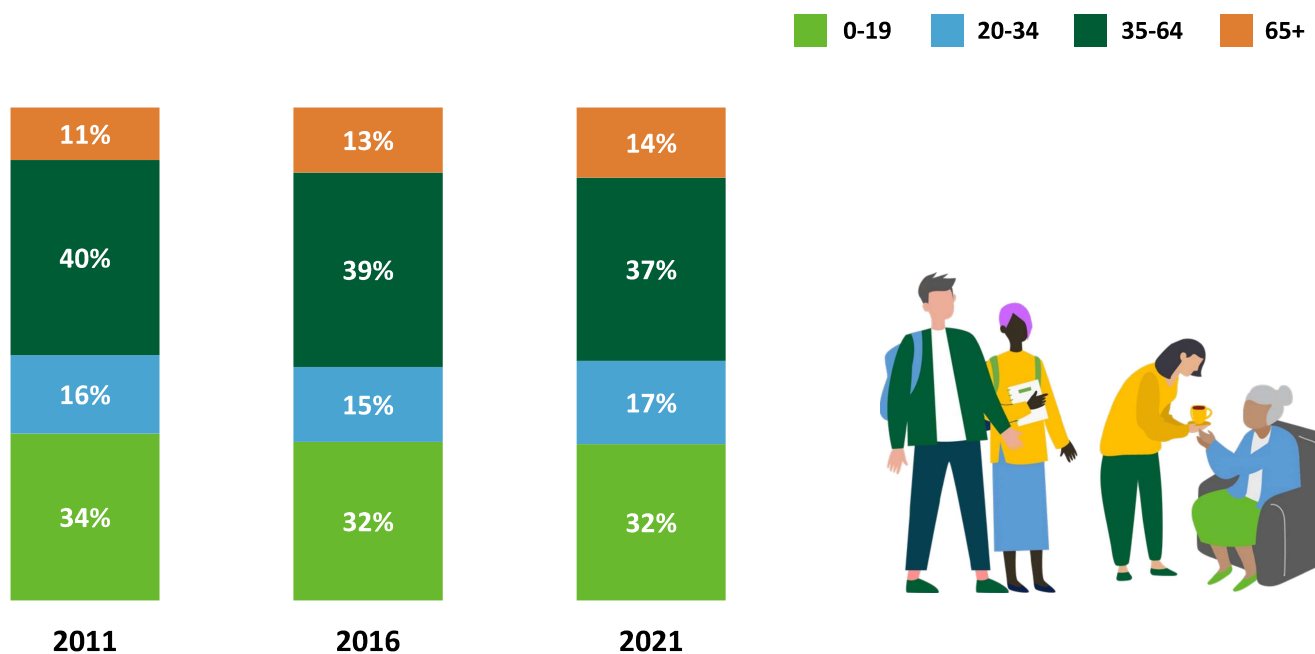
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

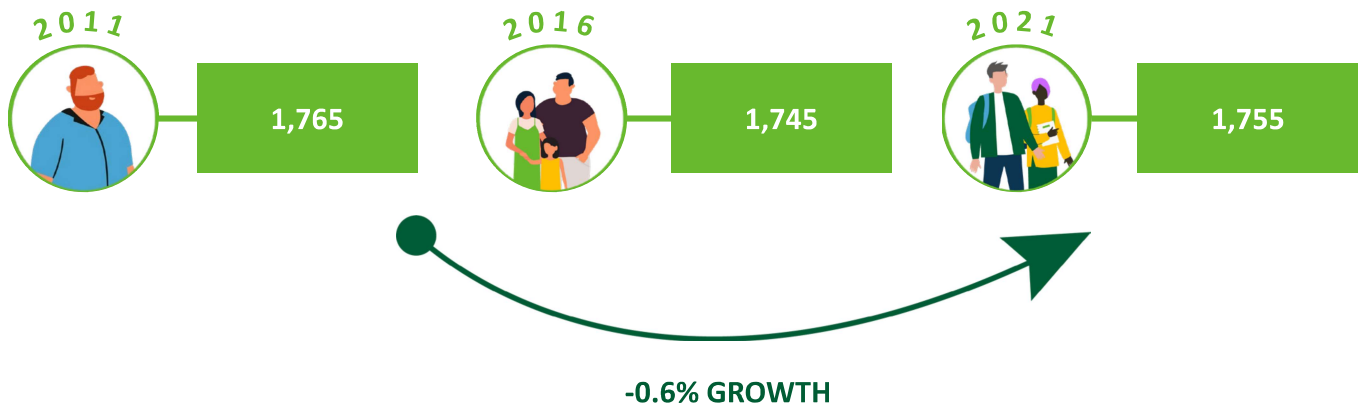


SHARE OF POPULATION BY AGE RANGE

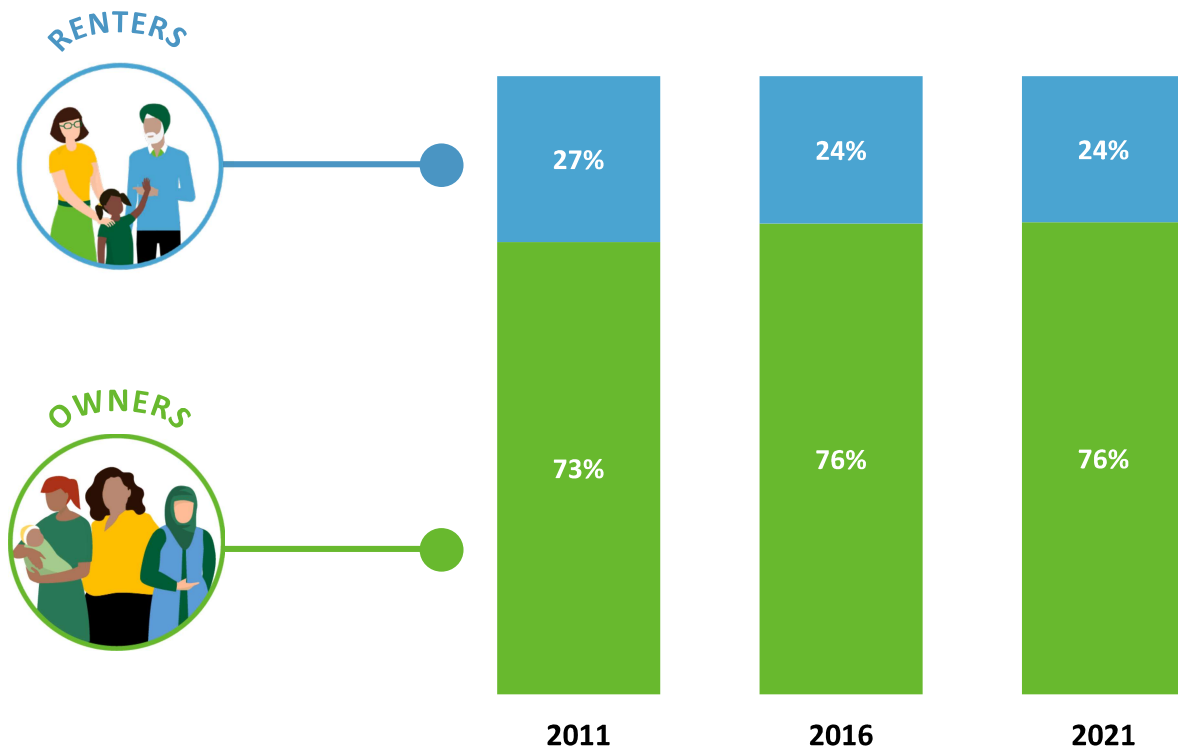


Households (How We Live)

NUMBER OF HOUSEHOLDS

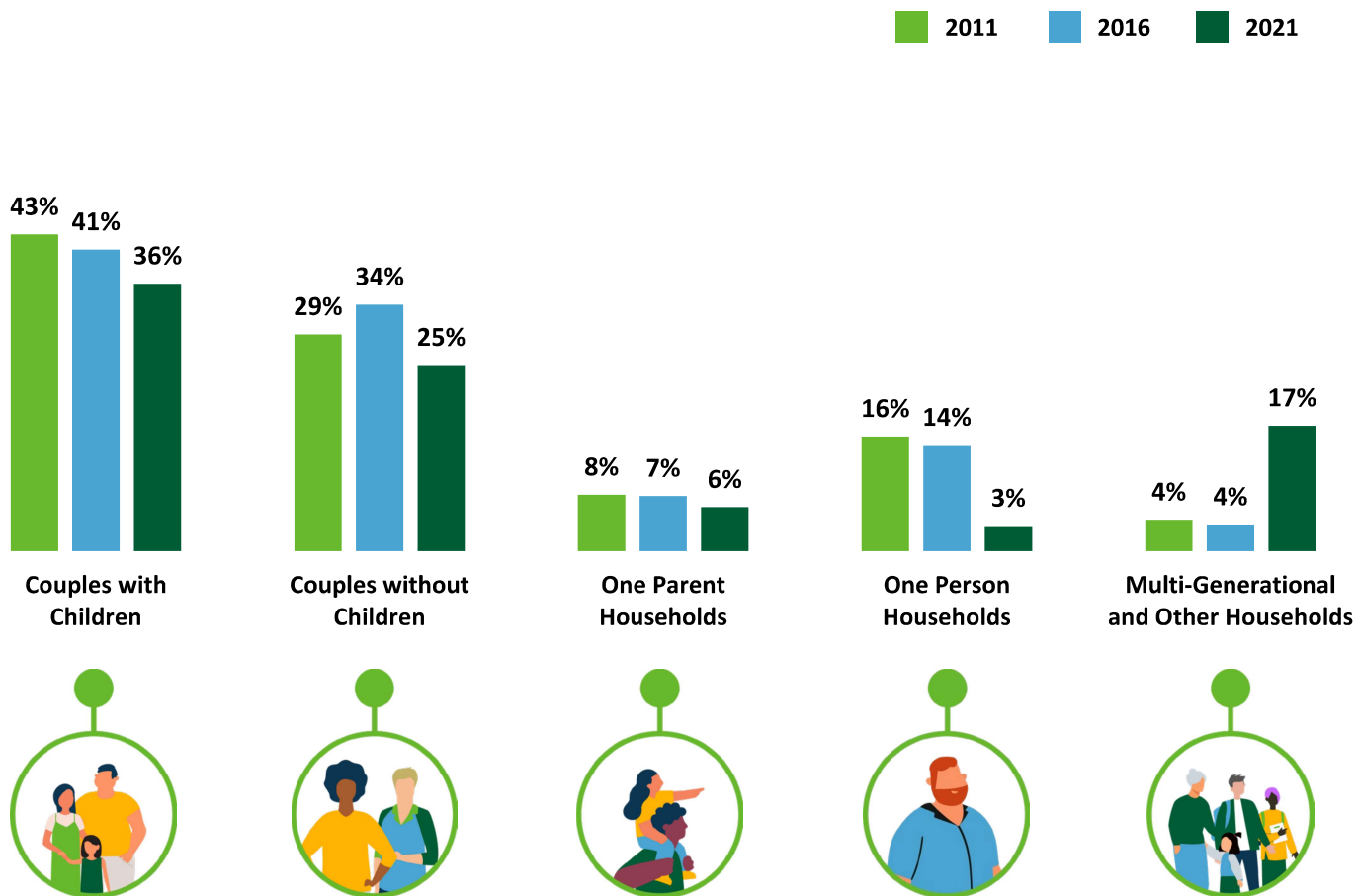


SHARE OF HOUSEHOLDS WHO OWN OR RENT

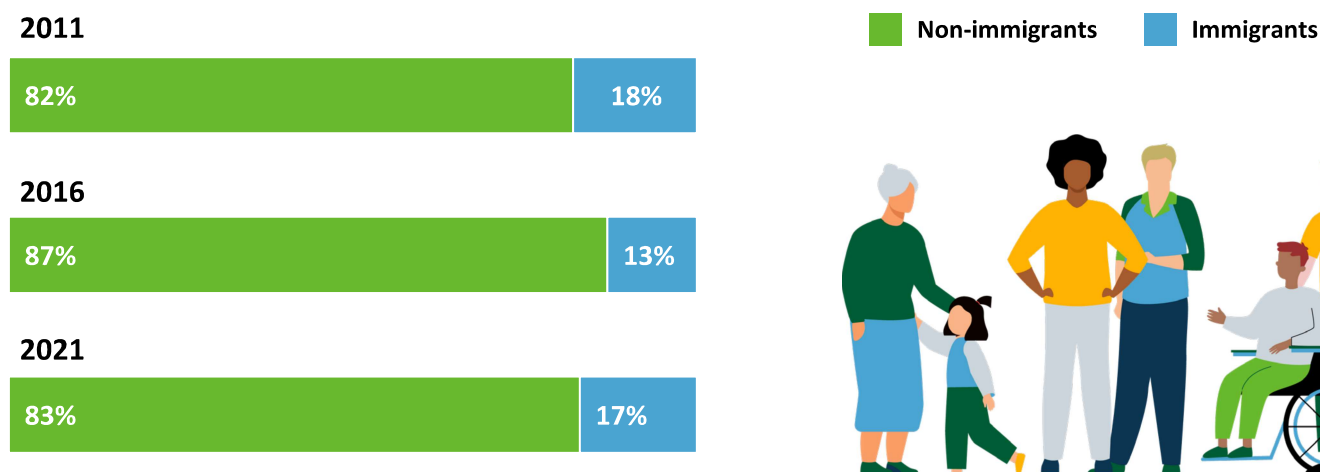


Households (How We Live)

HOUSEHOLD COMPOSITION



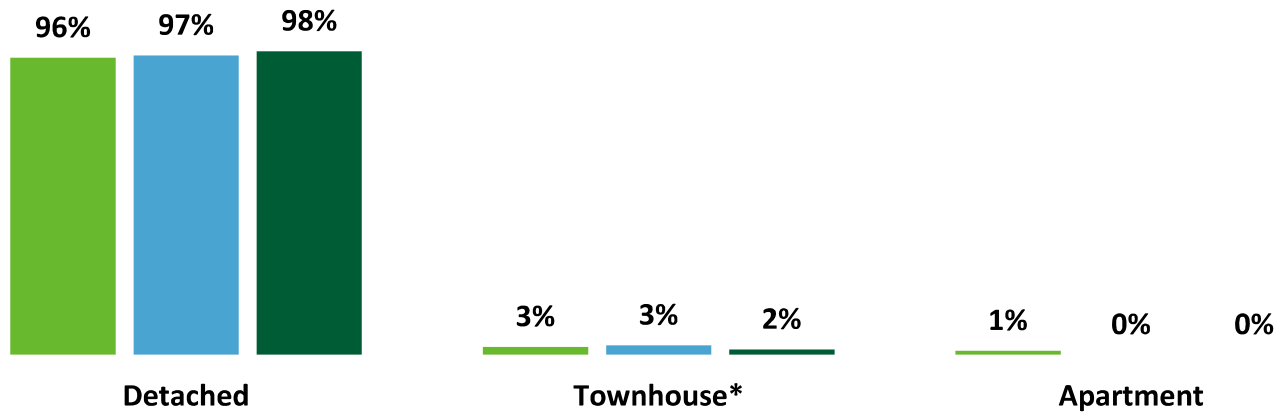
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

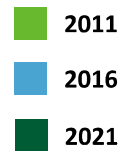
2011 2016 2021



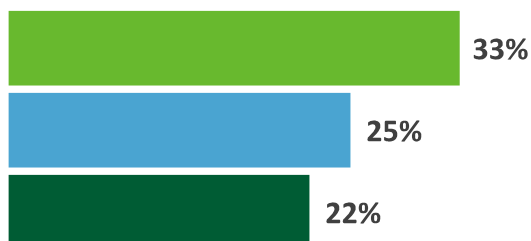
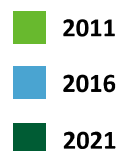
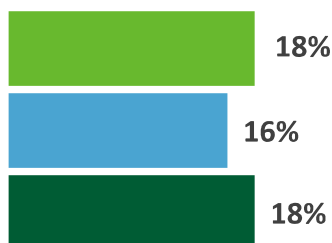
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

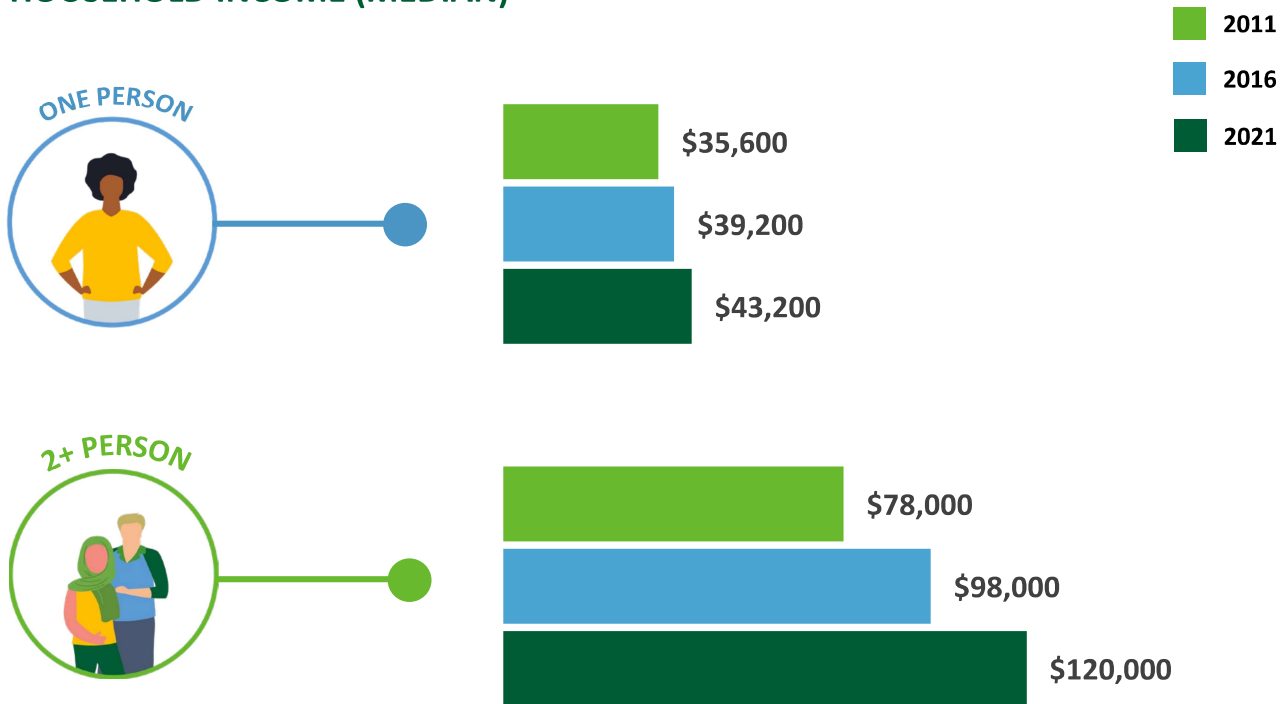


SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

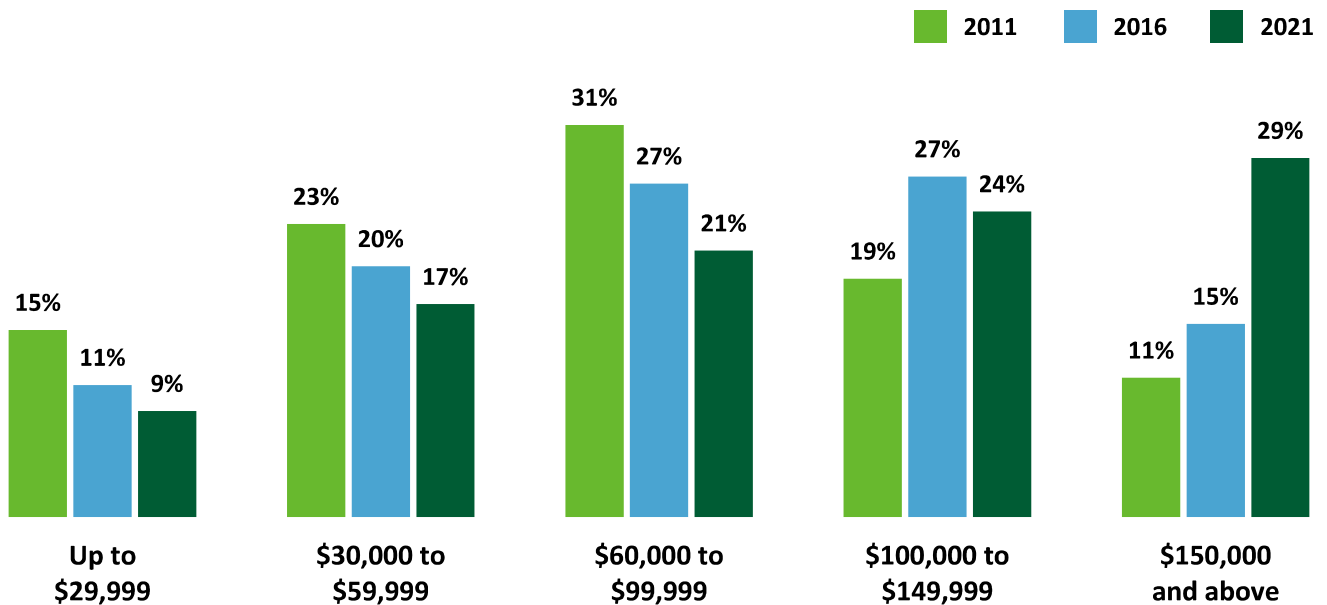


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

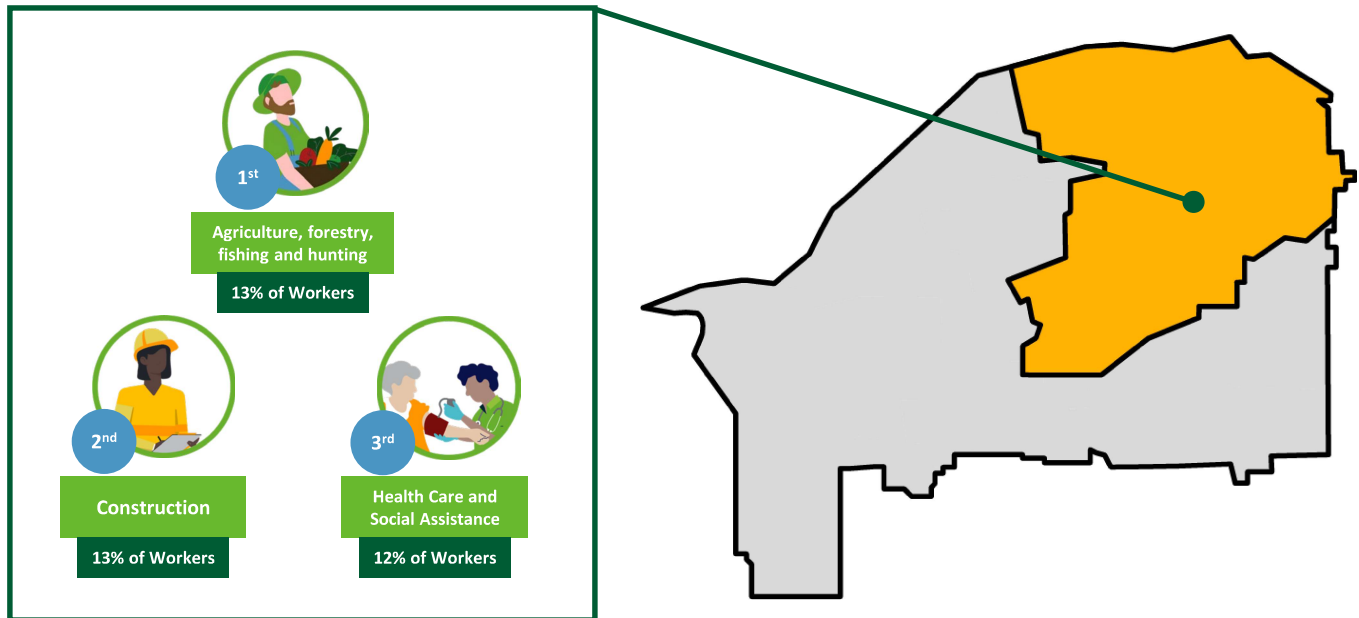


SHARE OF HOUSEHOLDS BY INCOME RANGE

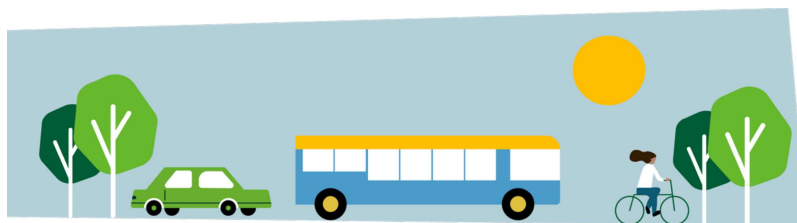


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	89%	1%	10%
2016	88%	1%	11%
2021	87%	1%	12%

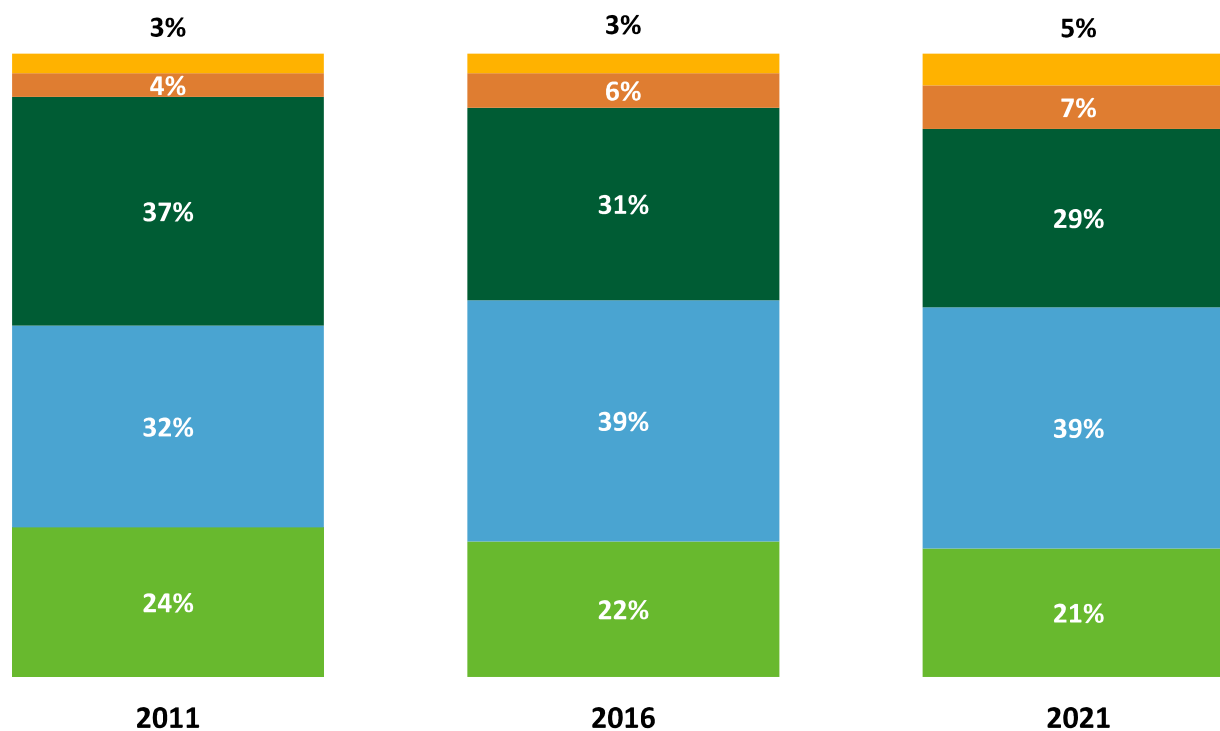
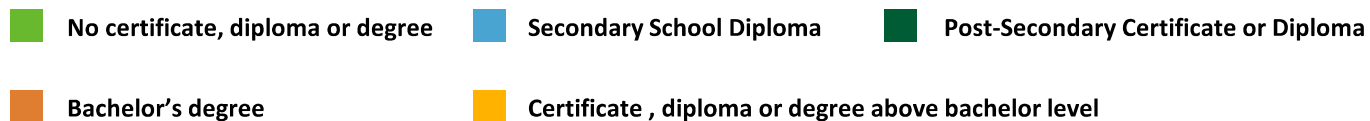
WORK FROM HOME

2011	21%
2016	25%
2021	30%



Education (How We Learn)

EDUCATIONAL ATTAINMENT





DATA SOURCE AND DISCLAIMER:

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Questions?

Phone: 604.793.2906
Email: planning@chilliwack.com

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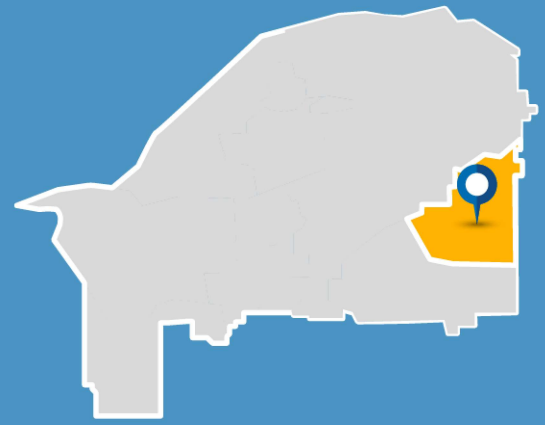


Eastern Hillside NEIGHBOURHOOD PROFILE



Eastern Hillsides

NEIGHBOURHOOD PROFILE

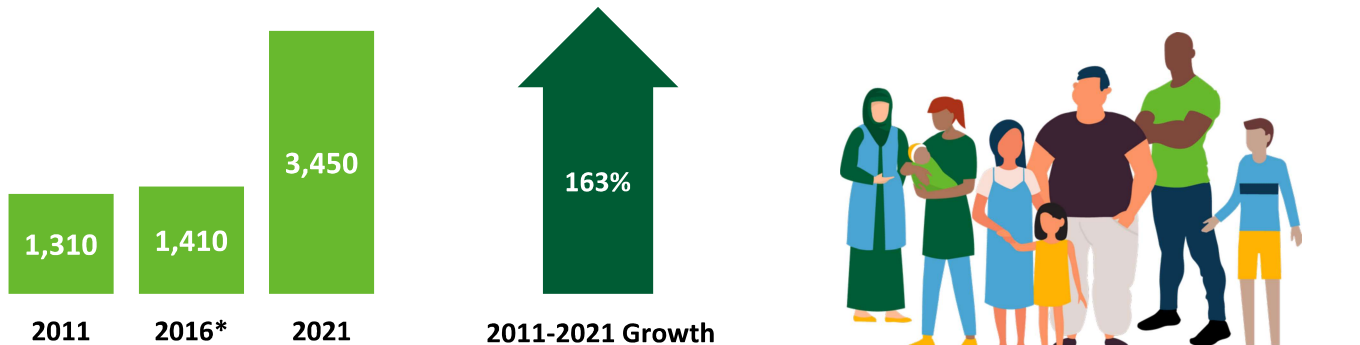


The **Eastern Hillsides** neighbourhood is located in southeast Chilliwack, with suburban development in a remote location on the edge of the City. It forms part of the rising north slopes of the Cascades separating the Chilliwack River Valley from the agricultural lowlands of the Fraser River. The neighbourhood is predominantly residential, with subdivisions and clusters of cul-de-sacs. Covered by widespread forested areas, the neighbourhood includes the Chilliwack Community Forest, Lexw Qwò:m Park and the Falls Golf Course.



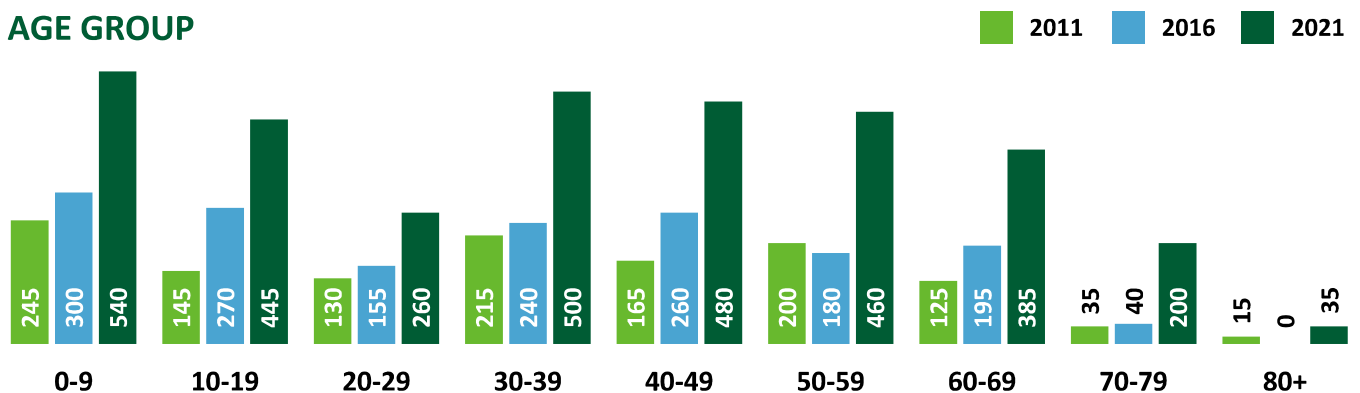
Population (Who We Are)

POPULATION TREND



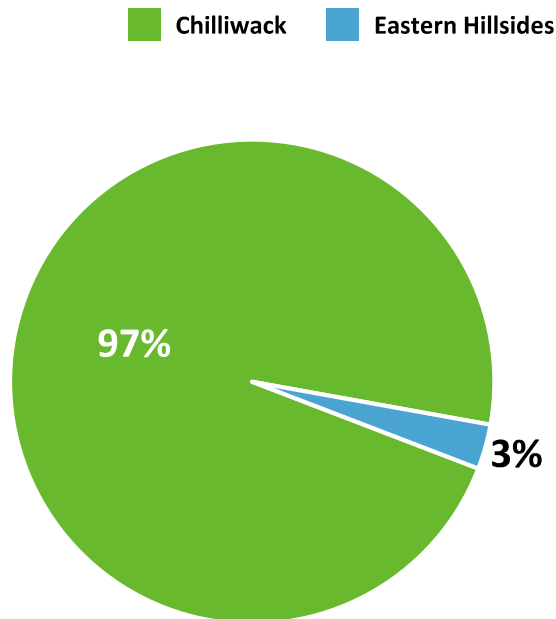
* The population change in 2016 may be due to growth allocation discrepancies from Statistics Canada data. The 2011 and 2021 population data, as shown, is more accurate.

AGE GROUP

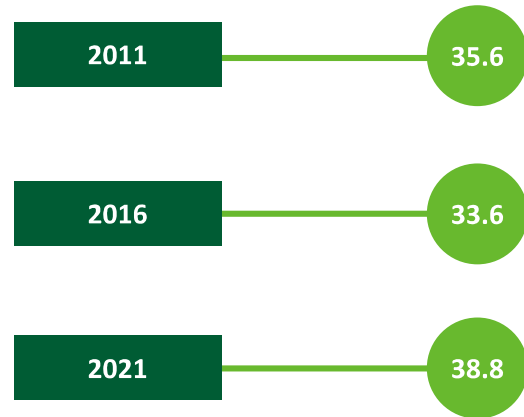


Population (Who We Are)

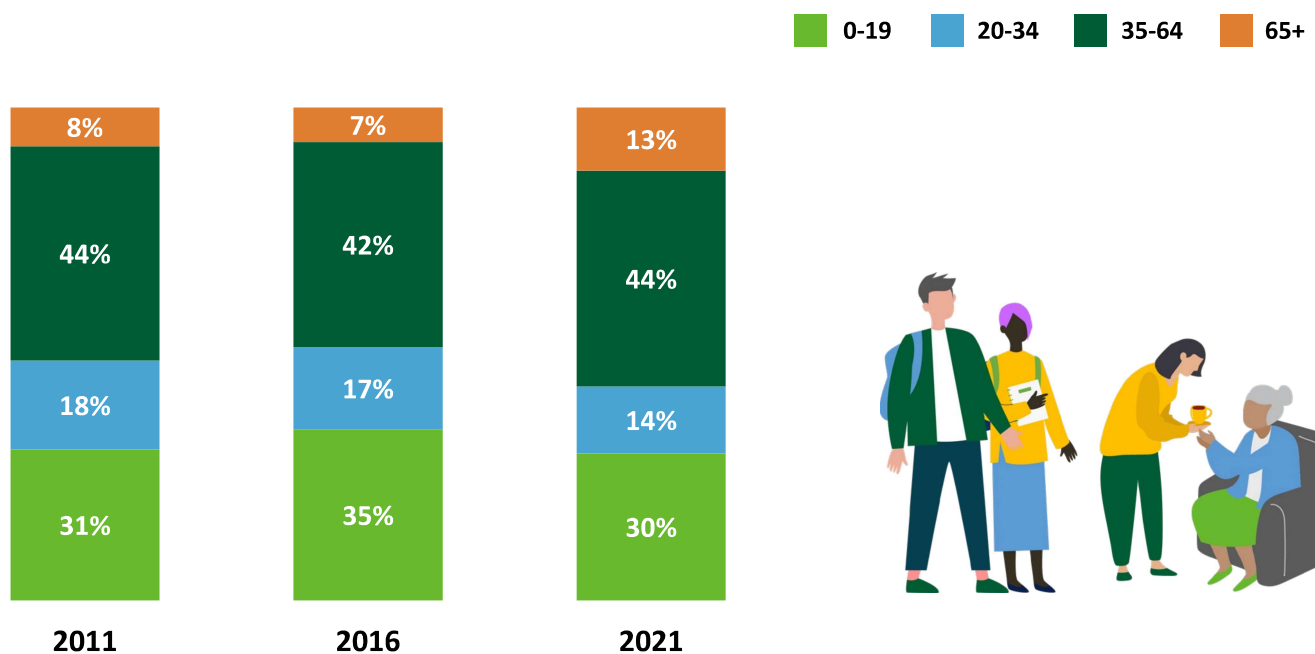
SHARE OF CHILLIWACK POPULATION IN 2021



MEDIAN AGE

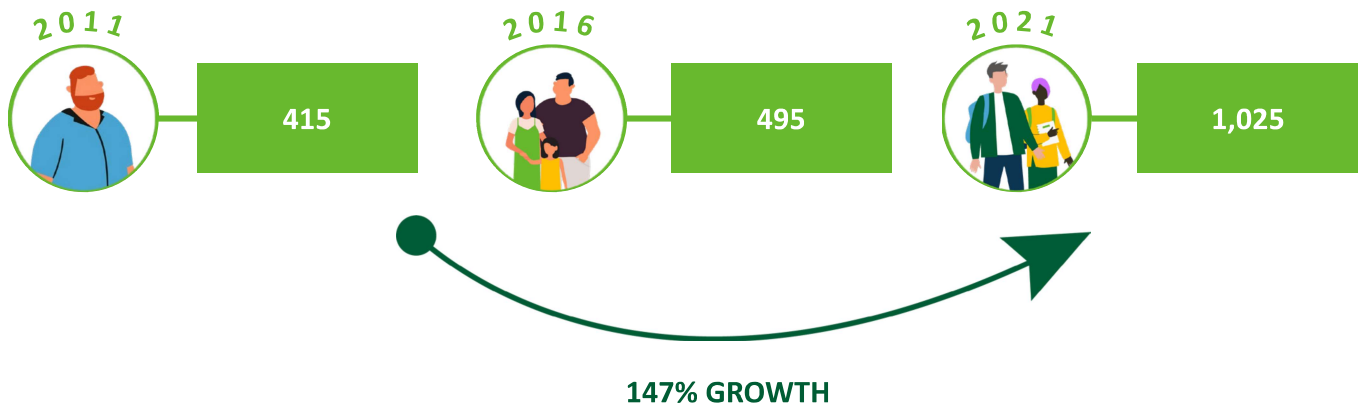


SHARE OF POPULATION BY AGE RANGE

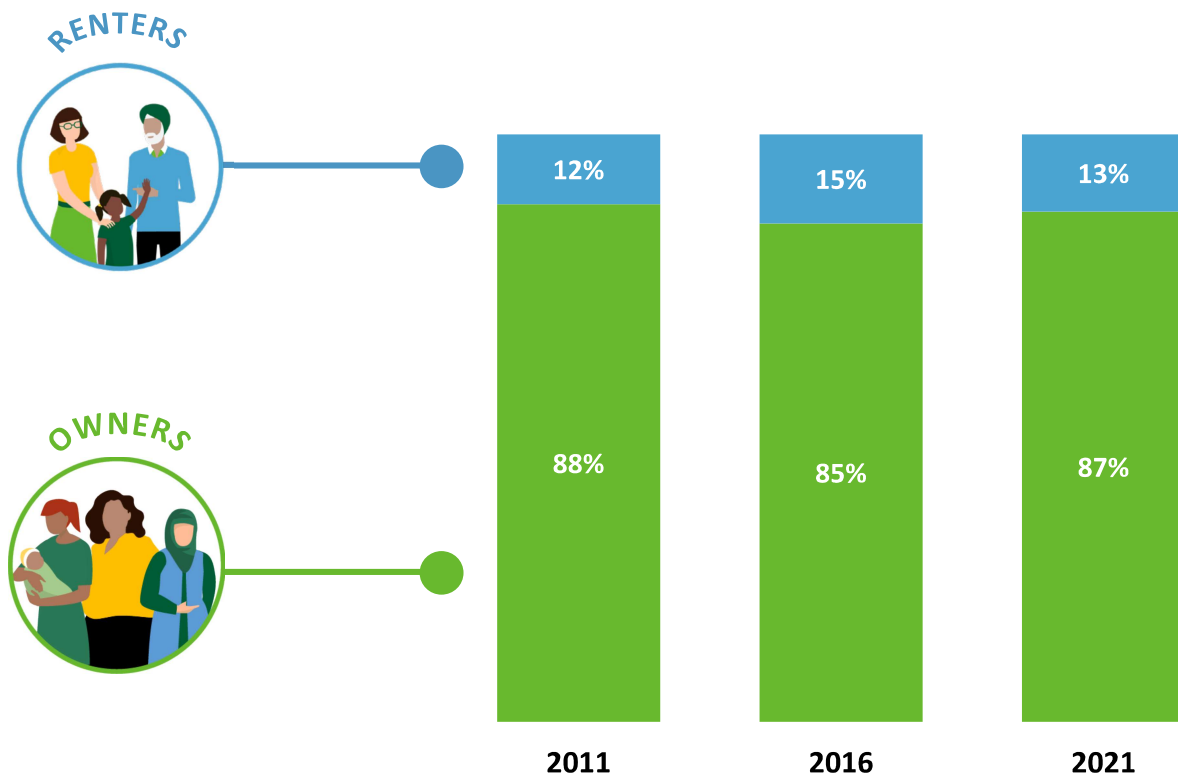


Households (How We Live)

NUMBER OF HOUSEHOLDS



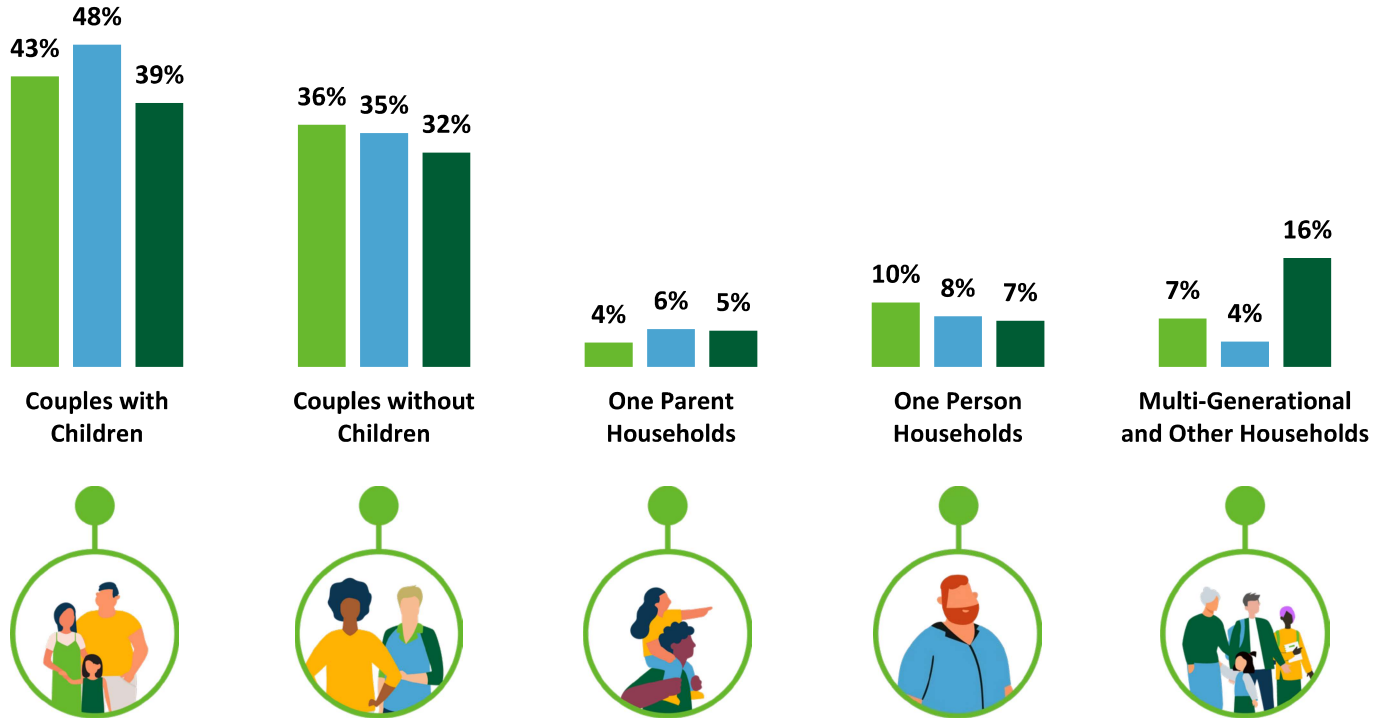
SHARE OF HOUSEHOLDS WHO OWN OR RENT



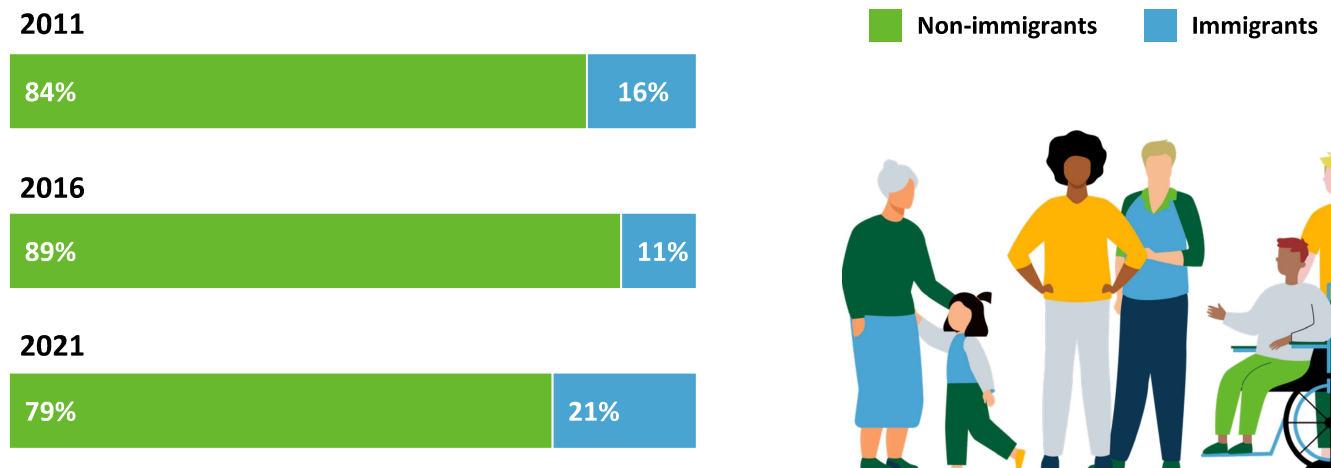
Households (How We Live)

HOUSEHOLD COMPOSITION

2011 2016 2021



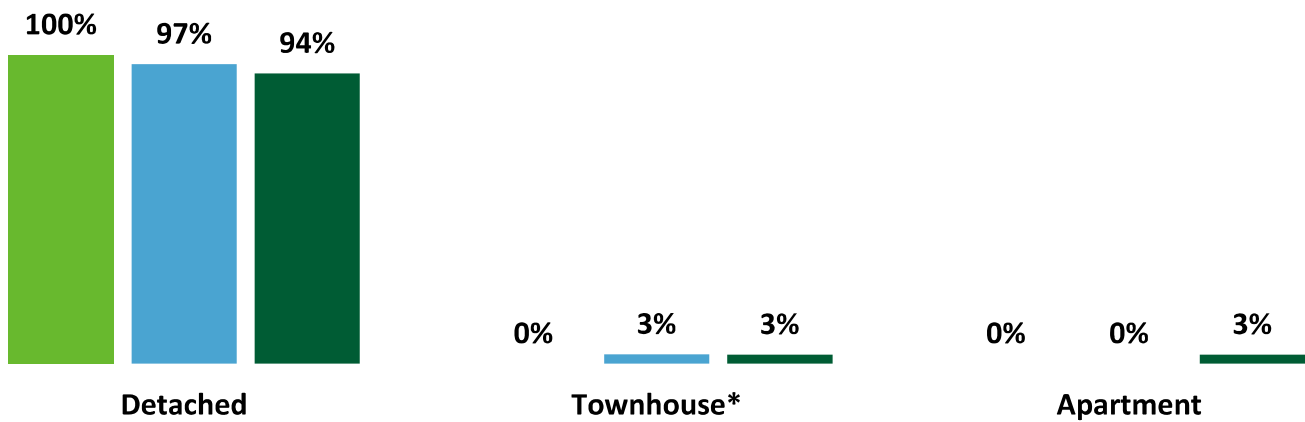
SHARE OF HOUSEHOLDS WHO ARE IMMIGRANTS



Dwellings (Where We Live)

HOUSING TYPE

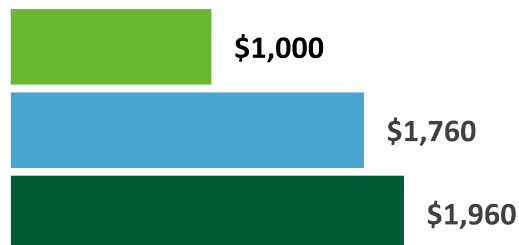
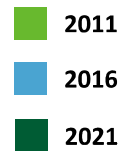
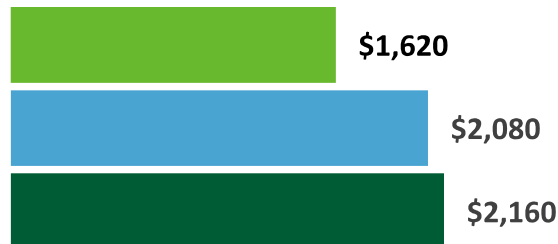
2011 2016 2021



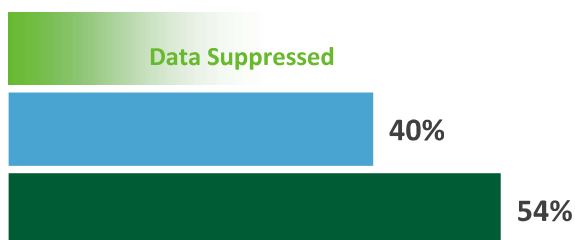
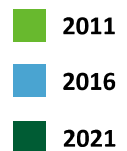
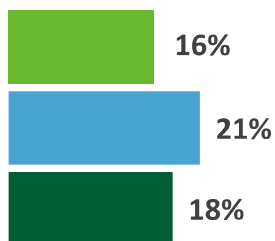
* Includes duplex & detached with suite

Dwellings (Where We Live)

MONTHLY SHELTER COST (MEDIAN)

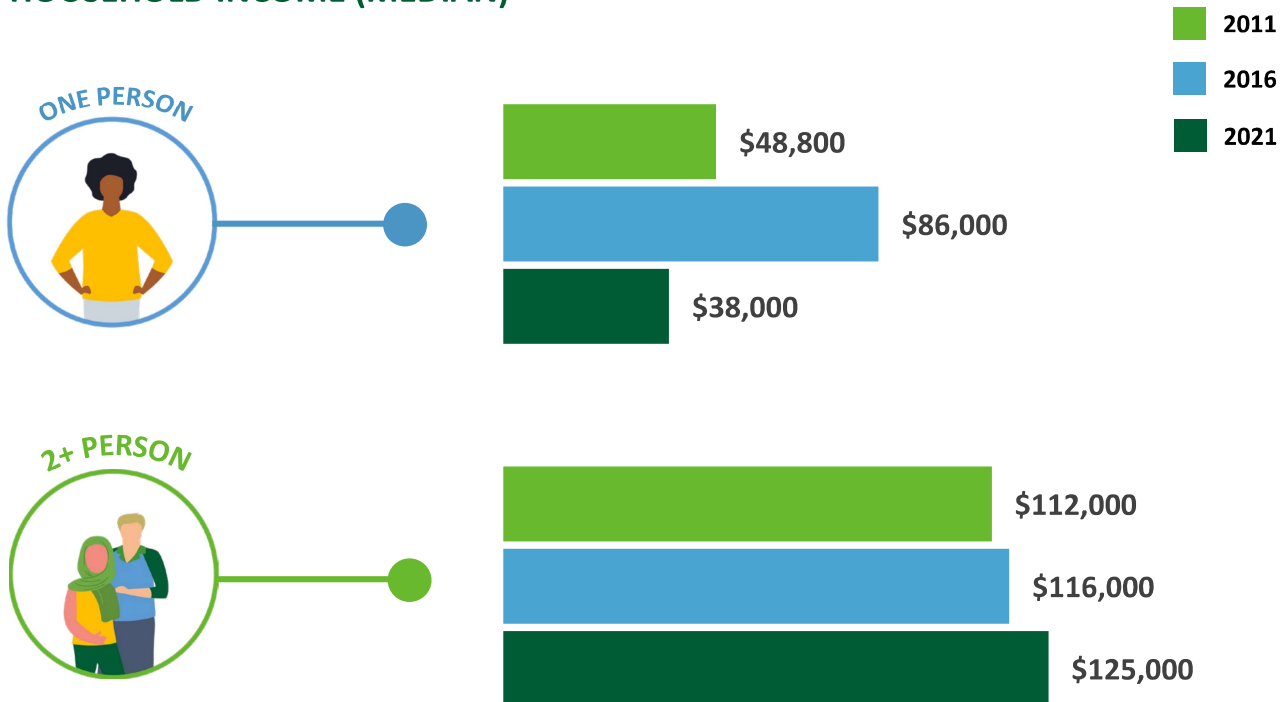


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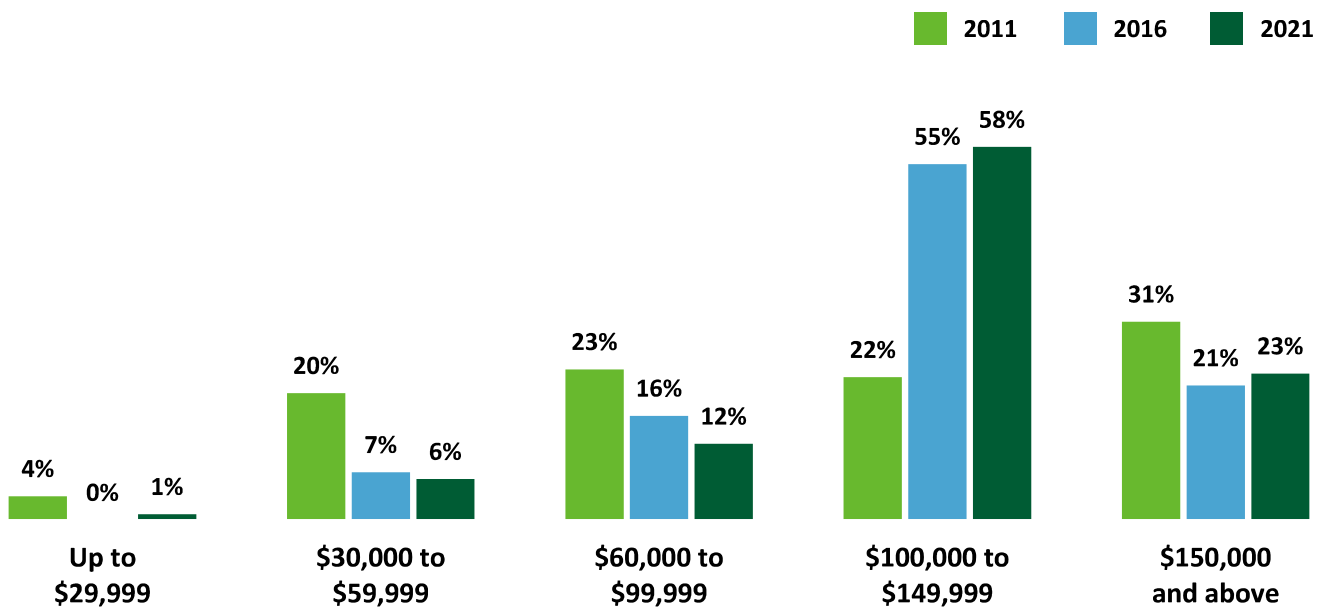


Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

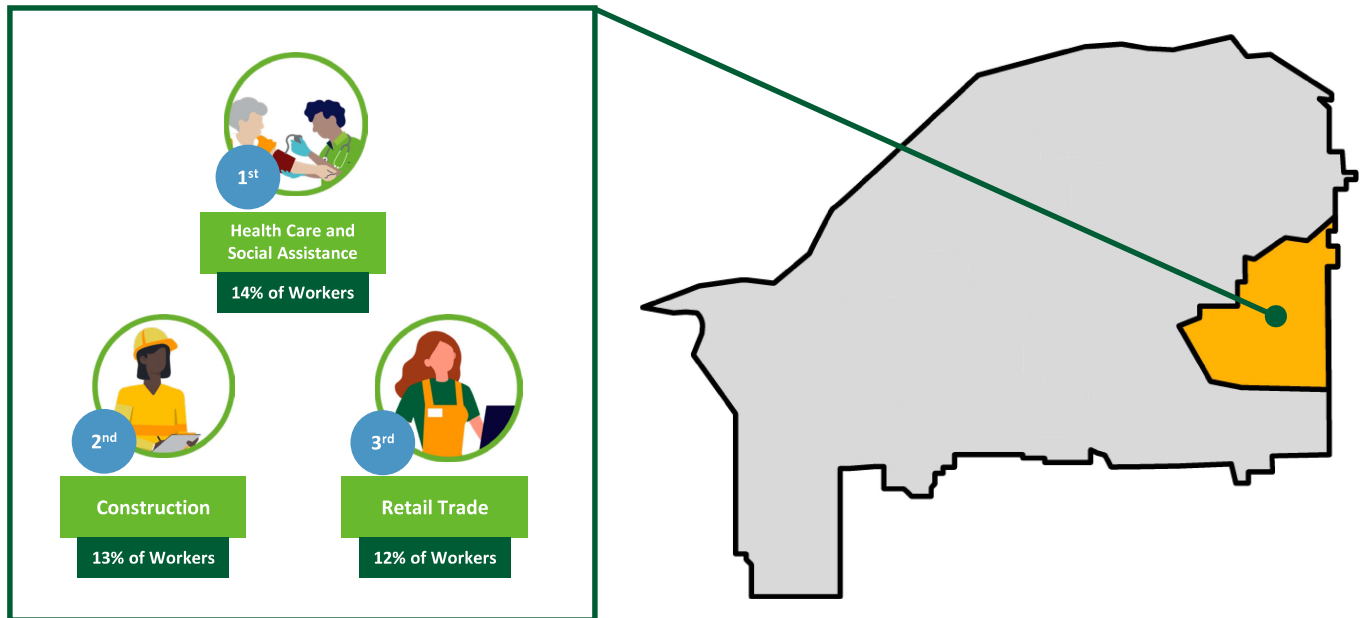


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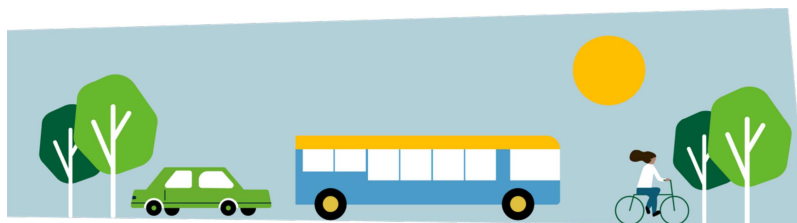


Employment (How We Work)

TOP INDUSTRIES



COMMUTE MODE



	Car	Transit	Bicycle, walk or other
2011	97%	0%	3%
2016	99%	0%	1%
2021	96%	1%	3%

WORK FROM HOME

2011 11%

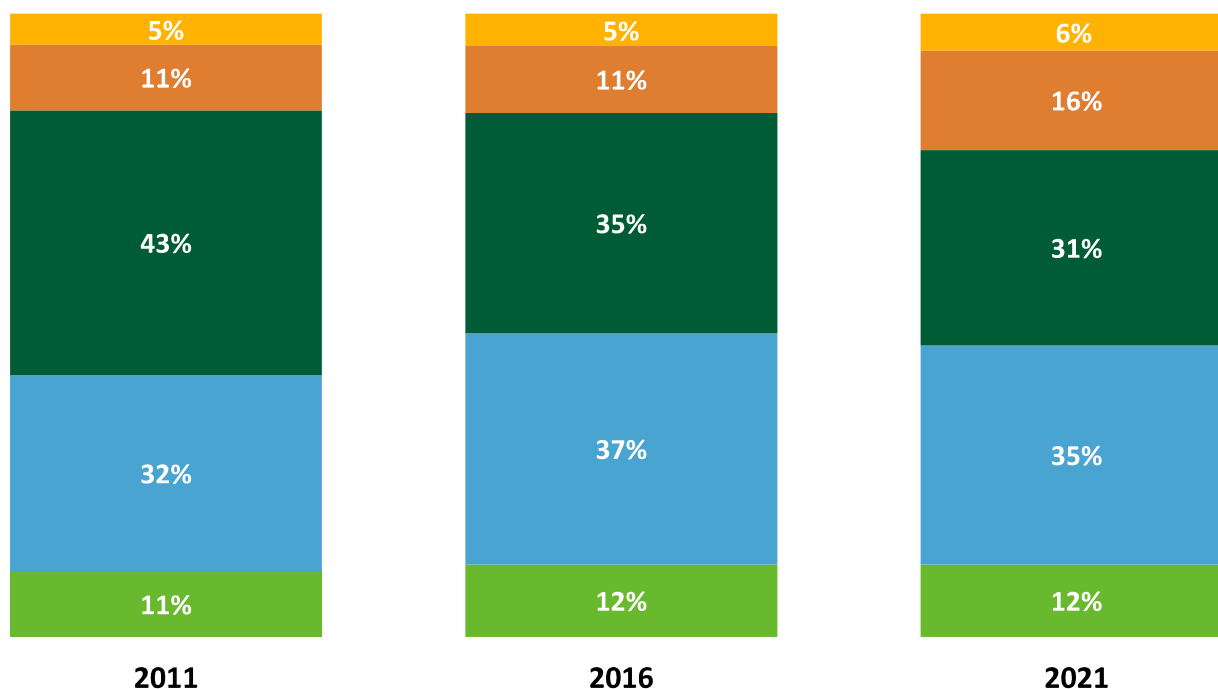
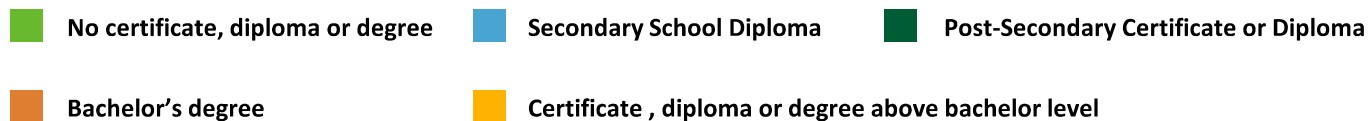
2016 45%

2021 21%



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