



Land mass

14.95 km²

(Delta: 179.66 km²)



Population

23,940

(Delta: 108,455)



Immigrant
population

23%

(Delta: 33%)



Visible minority

19%

(Delta: 45%)



Renters

24%

(Delta: 24%)



Average
household income

\$135,600

(Delta: \$127,800)



Unemployment rate

7.5%

(Delta: 7.3%)



Average value
of dwellings

\$1,304,000

(Delta: \$1,171,000)

Tsawwassen is a suburban tree-lined seaside town located on a peninsula in the southwestern corner of the City of Delta. The town features natural spaces, including Boundary Bay Regional Park and has many recreational opportunities, including golf and water sports.

To the northeast of the community are the lands of Tsawwassen First Nation (scəwəθən məsteyəx^w), a people of Coast Salish ancestry who have used this land since at least 200 B.C. This profile will compare Tsawwassen with Delta.

TSAWWASSEN

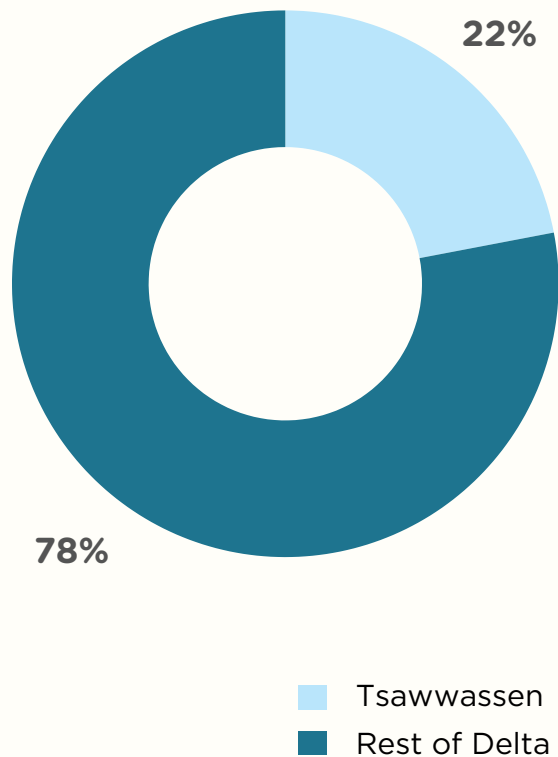
CITY OF DELTA
COMMUNITY PROFILES
2021 Census Data

POPULATION & FAMILIES

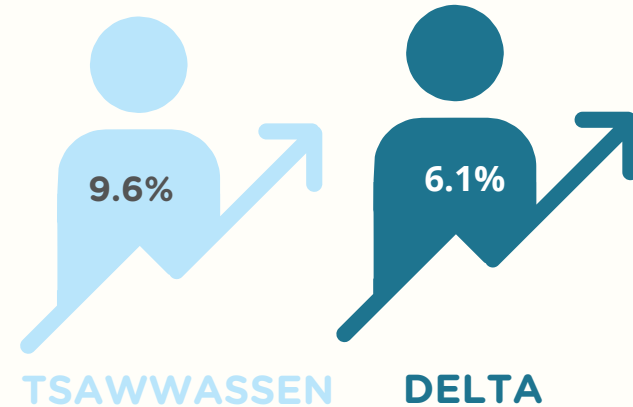
POPULATION

In 2021, the population of Tsawwassen was 23,940. This accounts for 22%, or about a fifth, of Delta's total population of 108,455.

Similarly, in 2016, the population of Tsawwassen was 21,588, which accounted for 21% of Delta's total population of 102,238.



POPULATION GROWTH



Between 2016 and 2021, British Columbia experienced a 7.6% population increase. Tsawwassen's population increased above the province's average (at 9.6%), while Delta's population increased below the province's average (at 6.1%).

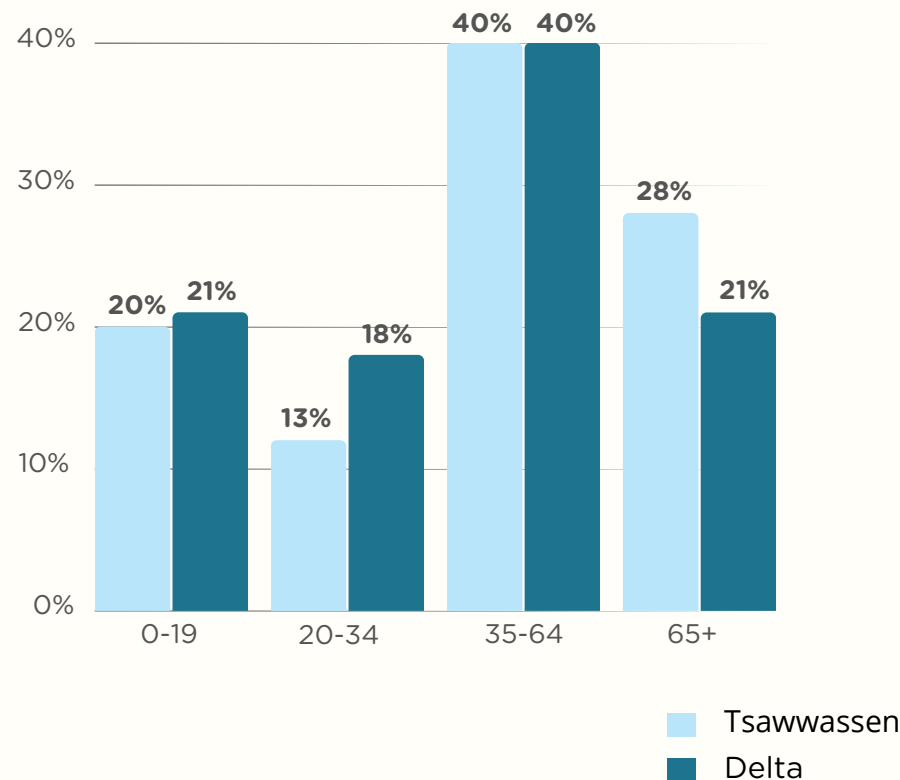
Tsawwassen and Delta have been experiencing large population increases since 2016. Between 2011 and 2016, Tsawwassen's population increased by 0.7% and Delta's population increased by 2.4%. These increases are much lower than Tsawwassen and Delta's 2016-2021 population growth.

Tsawwassen's population increased by 9.6% between 2016 and 2021, while Delta's population increased by 6.1%.

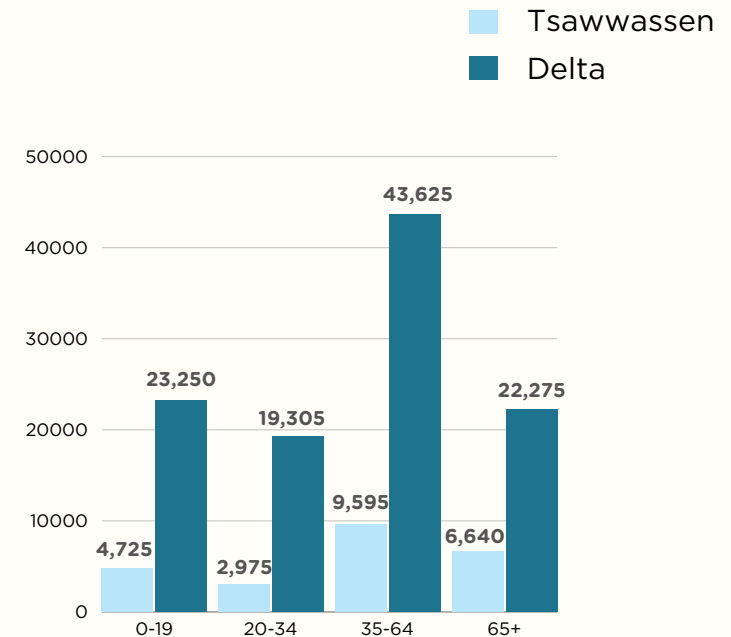
POPULATION & FAMILIES

POPULATION BY AGE GROUP (%)

In 2021, 28% of Tsawwassen's population was aged 65 years or older, compared to 21% of Delta's population. Tsawwassen has a significantly smaller percentage of persons aged between 20-34 than Delta, with this age group accounting for 13% and 18% respectively.



POPULATION BY AGE GROUP



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

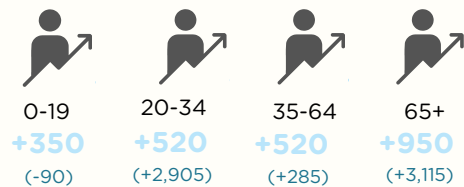
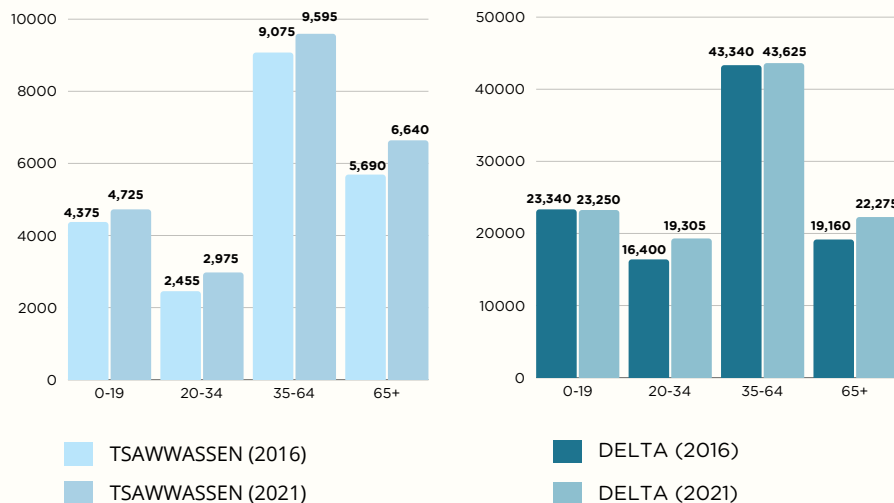
Both Tsawwassen and Delta have over double the amount of persons aged 35-64 in comparison to persons aged 20-34.

POPULATION & FAMILIES

2016-2021 POPULATION

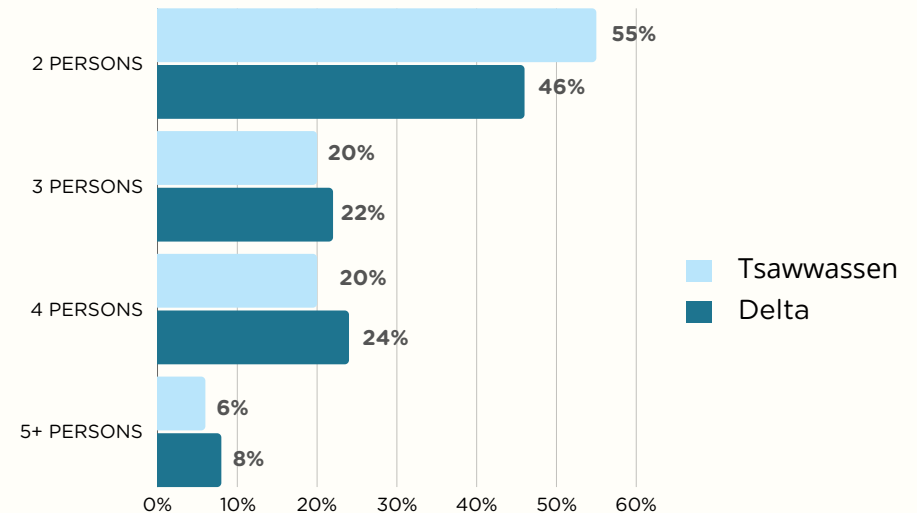
Tsawwassen has experienced an increase in the population of all age groups between 2016-2021. The highest age population increase in Tsawwassen was for those aged 65+, where the population increased by 950 individuals between 2016-2021.

Delta's highest age population increase was also for those aged 65+, where the population increased by 3,115 individuals.



*Note: Numbers in brackets report statistics for Delta.

FAMILY CHARACTERISTICS



In 2021, 55% of families in Tsawwassen consisted of 2 people, compared to 46% of families in Delta.

In 2016, 54% of families in Tsawwassen consisted of 2 persons. This marks a 1% increase in the number of 2 person families in Tsawwassen between 2016 to 2021.

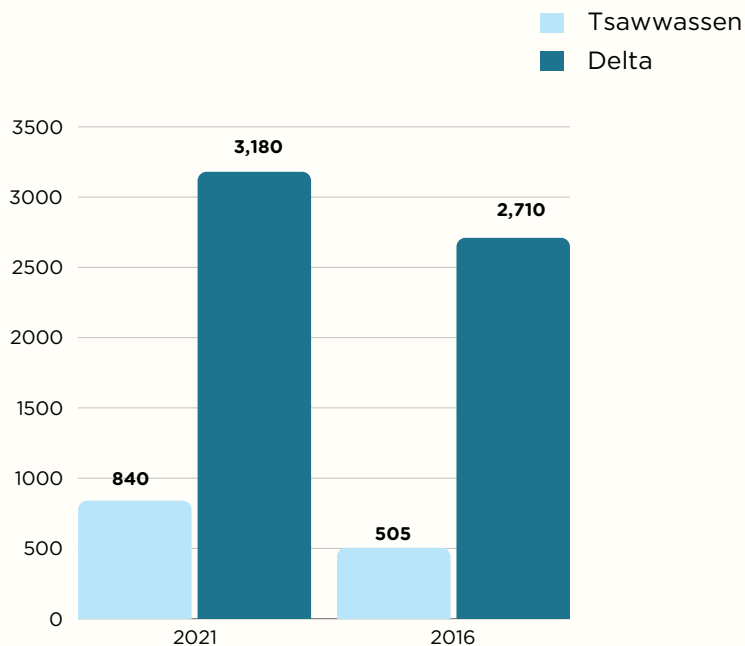
Delta, in comparison, has experienced no increase in 2 person families between 2016 and 2021. In 2016, 46% of the city's families were 2 person.

INDIGENOUS

INDIGENOUS POPULATION

In 2021, there were 840 people that identified as Indigenous living in Tsawwassen (4% of Tsawwassen's total population). In Delta, 3,180 individuals identified as Indigenous (3% of Delta's total population).

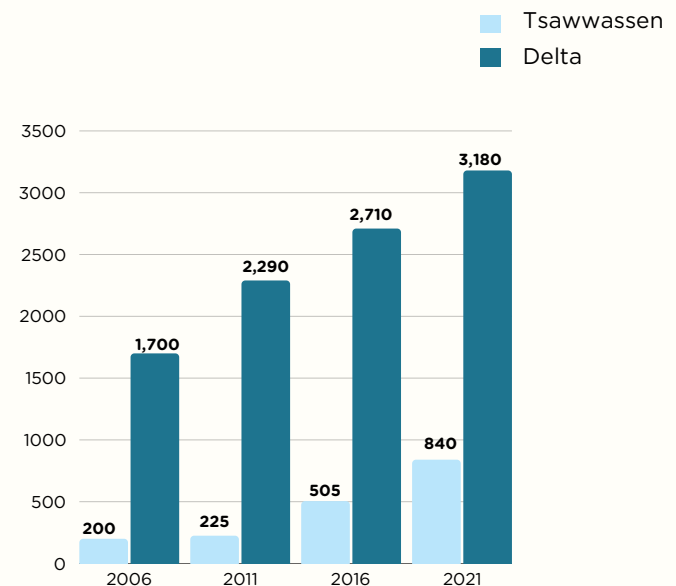
The City of Delta recognizes that it is located on the shared, traditional, ancestral, and unceded territories of the scəw̓aθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. It is dedicated to nurturing a strong relationship with the Indigenous population through partnerships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

Tsawwassen experienced a significantly large increase in Indigenous individuals between 2006-2021, as the Indigenous population quadrupled during this period.

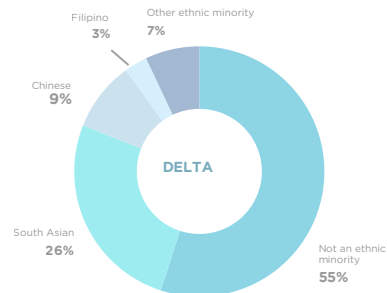
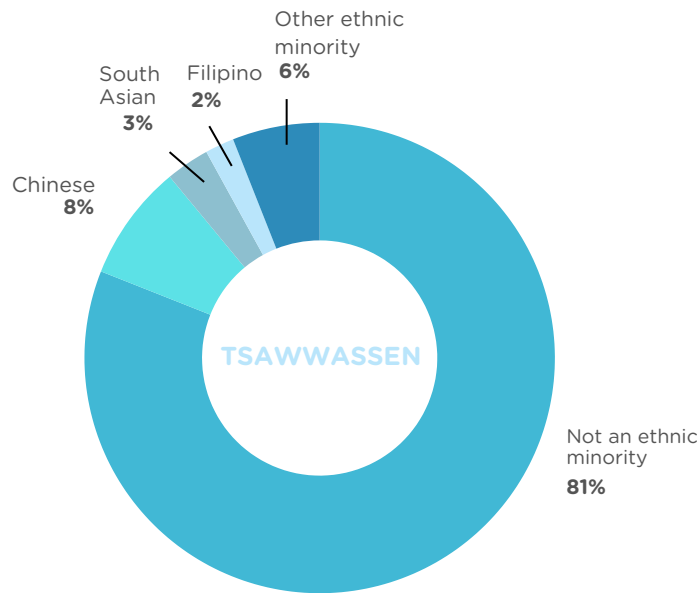
In terms of percentages, the Indigenous population accounted for 30% of Tsawwassen's population in 2006, 31% of Tsawwassen's population in 2011, 2% of Tsawwassen's population in 2016, and 4% of Tsawwassen's population in 2021. The reported percentage of Indigenous individuals in 2006 and 2011 is significantly higher than in 2016 and 2021. This is because, until the Tsawwassen Final Agreement treaty came into effect in 2009, Tsawwassen was reported by Statistics Canada as an Indigenous reserve. After the treaty, new geographic boundaries for Tsawwassen and Delta were created.



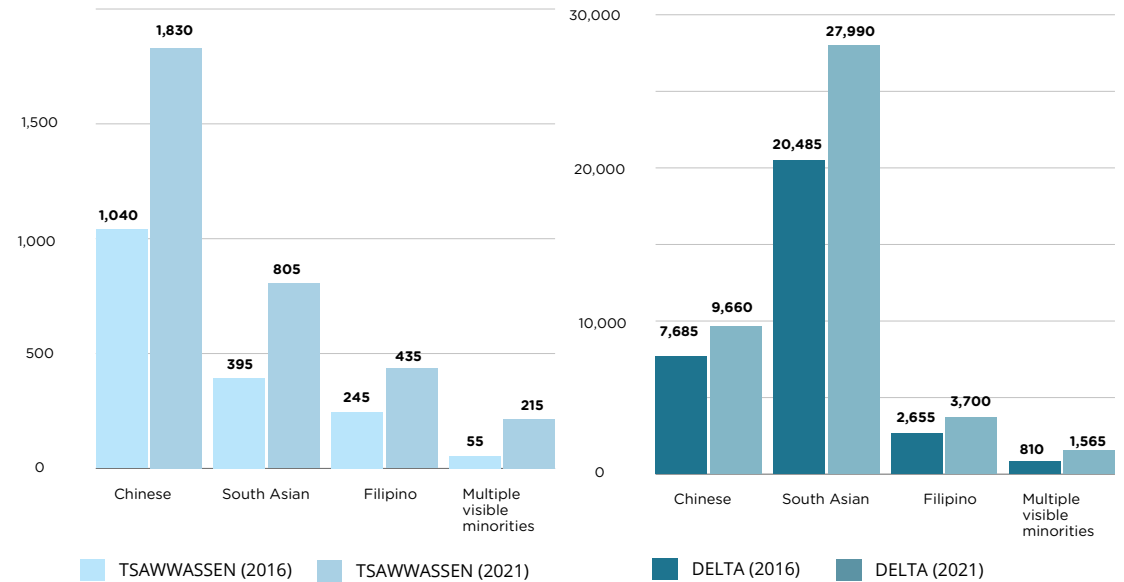
ETHNIC GROUPS

TOP 4 ETHNIC GROUPS

In 2021, 3% of Tsawwassen's population was South Asian, compared to 26% for the City of Delta. The large majority of Tsawwassen's population is not an ethnic minority (81%), while 55% of Delta's population is not an ethnic minority.



TOP 4 ETHNIC MINORITY POPULATION CHANGES 2016-2021

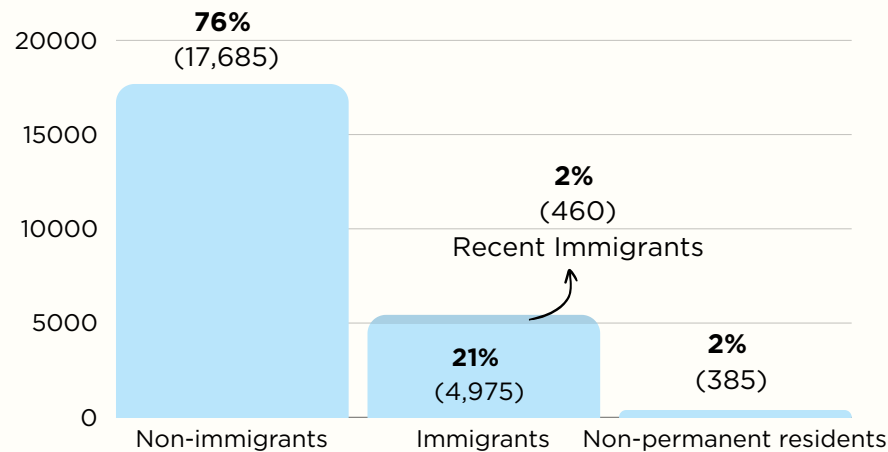


Between 2016-2021, the largest ethnic minority population increases in Tsawwassen and Delta were for people of Chinese, South Asian, Filipino, and multiple minority ethnic origins.

A large percentage of Delta's 2021 increase in the Chinese population can be attributed to the surge of the Chinese population in Tsawwassen (accounting for 40% of Delta's increase).

IMMIGRATION

COUNT OF IMMIGRANTS

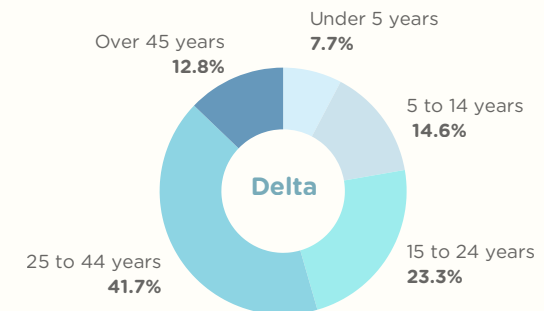
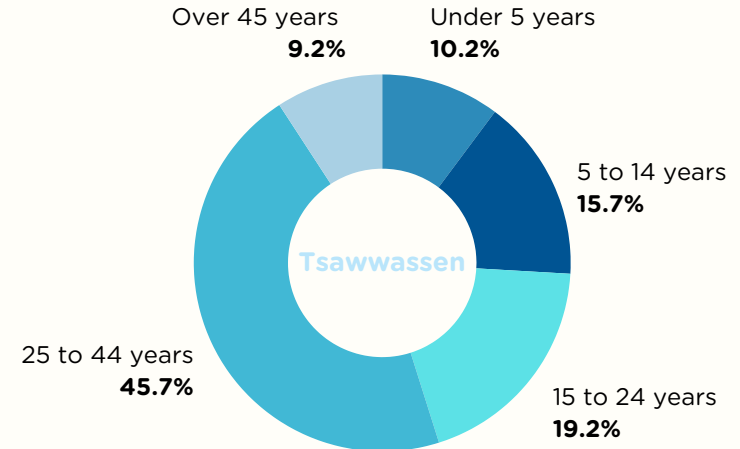


In 2021, 23% of the population in Tsawwassen were immigrants.

This is lower than Delta (33%). The percentage of non-immigrants is higher in Tsawwassen compared to Delta (76-63%). Delta also has a 2 times higher percentage of non-permanent residents compared to Tsawwassen (4 vs 2%)

AGE OF IMMIGRATION

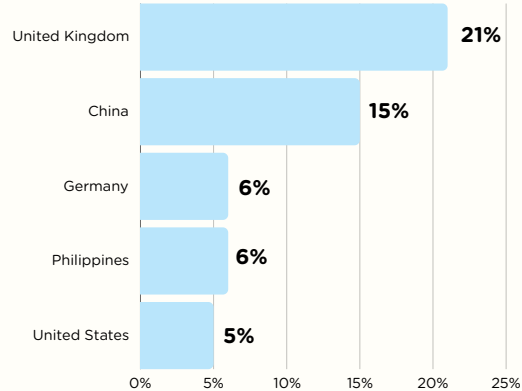
When broken down by age of immigration among immigrants, Tsawwassen has a higher percentage of immigrants who immigrated when they were 25-44 (45.7 vs 41.7%), whereas Delta has a higher percentage of immigrants over 45 years old (12.8 vs 9.2%).



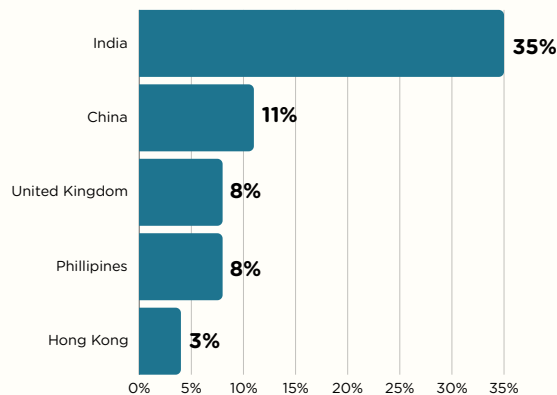
IMMIGRATION

TOP 5 PLACES OF ORIGIN FOR IMMIGRANTS

In 2021, the top place of origin for immigrants to Tsawwassen was the United Kingdom (21%). In comparison, the top place of origin for immigrants to Delta was India (35%).



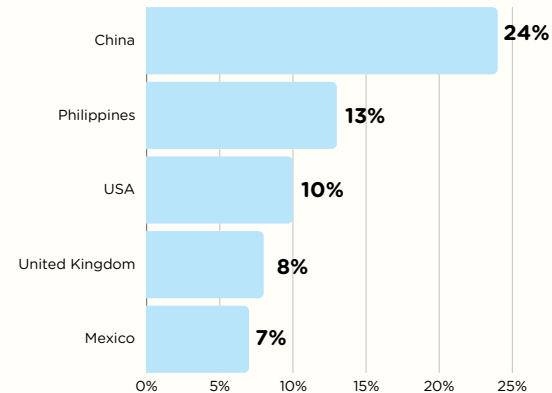
TSAWWASSEN



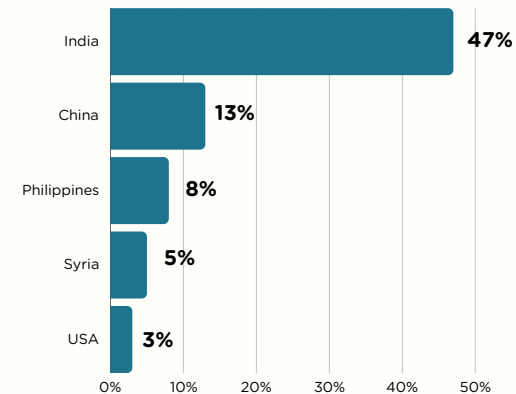
DELTA

TOP 5 PLACES OF ORIGIN FOR RECENT IMMIGRANTS

In 2021, the top place of origin for recent immigrants to Tsawwassen was China (24%). In comparison, the top place of origin for recent immigrants to Delta was India (47%).



TSAWWASSEN



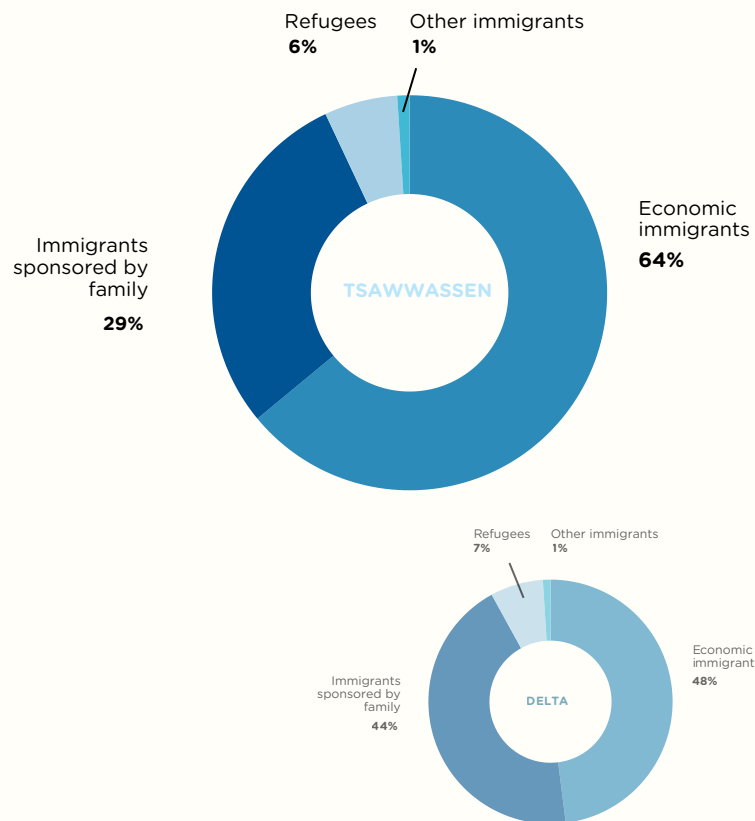
DELTA

IMMIGRATION

CATEGORY OF IMMIGRANTS

In 2021, 64% of Tsawwassen's immigrants were economic immigrants. This is a significantly higher percentage than Delta's economic immigrants, which is 48%.

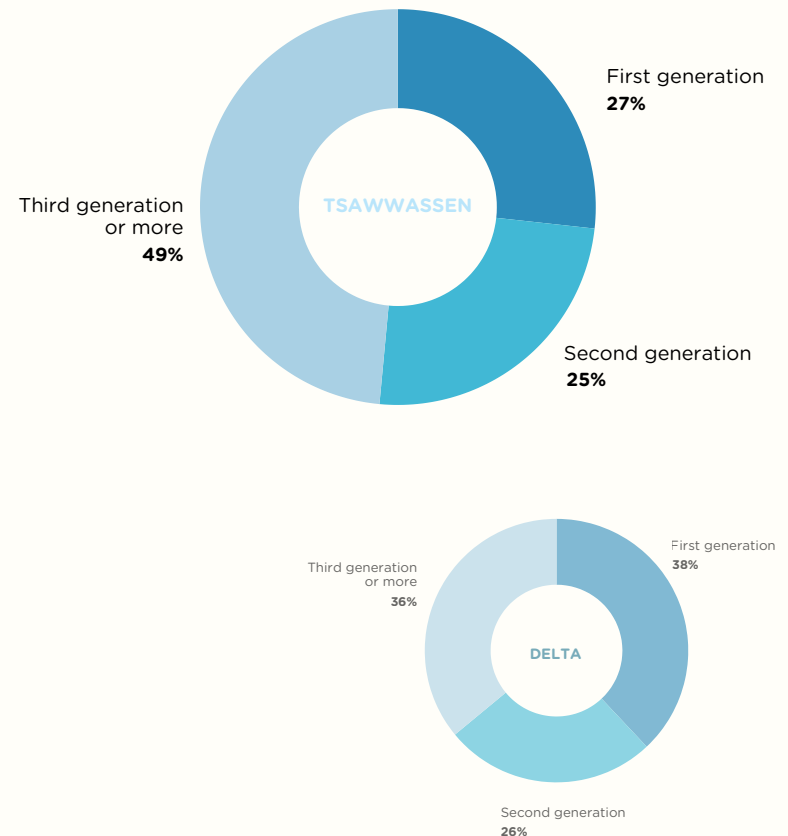
Tsawwassen has less immigrants sponsored by families than Delta (29% vs. 44%), and around the same percentage of refugees (6% vs. 7%).



GENERATION STATUS

In 2021, 49% of Tsawwassen's population was third generation or more, whereas 36% of Delta's population was third generation or more.

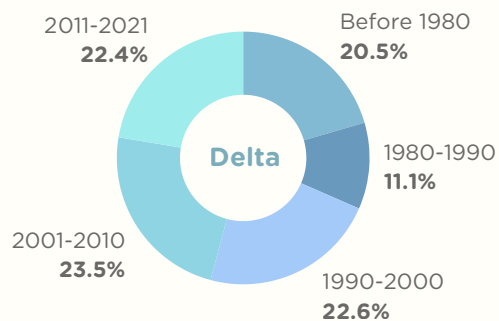
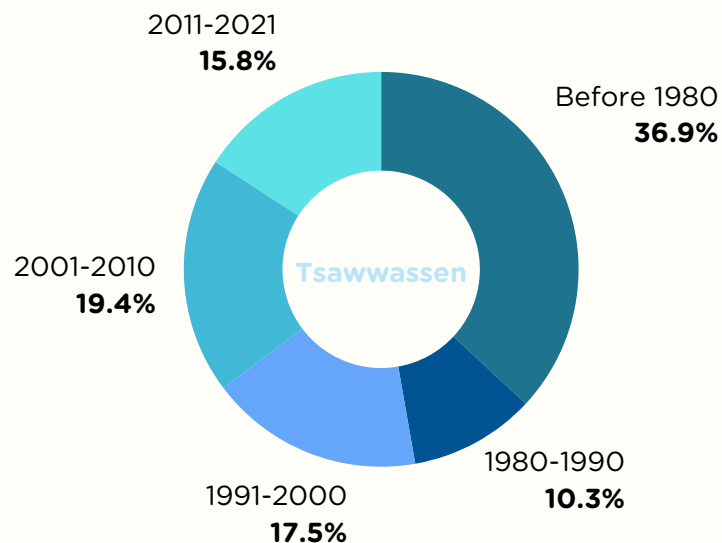
In 2016, 52% of Tsawwassen's population was third generation or more, and 40% of Delta's population was third generation or more. Both communities are experiencing a large increase in immigrants.



IMMIGRATION

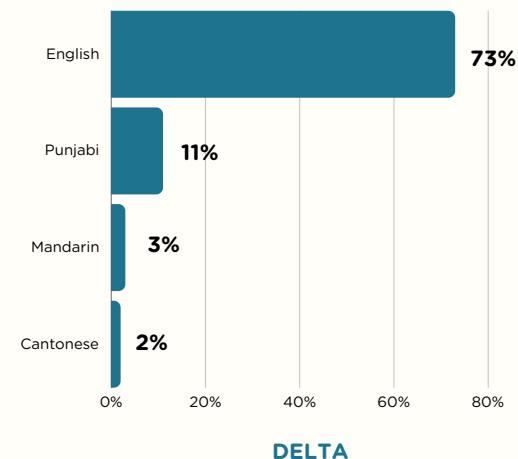
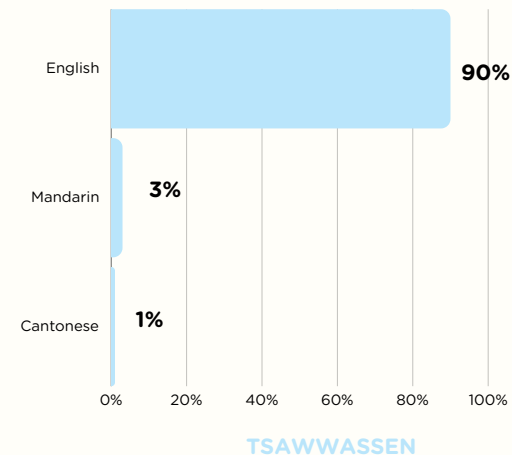
PERIOD OF IMMIGRATION

In 2021, when broken down by period of immigration among immigrants, Tsawwassen has a higher percentage of immigrants from before 1980 than Delta (36.9 vs. 20.5%), whereas Delta has a higher percentage of immigrants from 2011-2021 than Tsawwassen (22.4 vs 15.8%)



MOST COMMON LANGUAGE SPOKEN AT HOME

In 2021, 90% of Tsawwassen residents spoke English at home, much higher than the percentage for Delta, where 73% spoke English.







HOUSING

NUMBER OF MAIN DWELLING UNITS

In 2021, single-detached homes accounted for 60% of Tsawwassen's dwelling units and 56% of Delta's dwelling units. Semi-detached dwellings and row houses in Tsawwassen accounted for 4% of the community's housing in 2016 and 2021, whereas Delta experienced an increase of 1% for these dwelling types (from 8% to 9%).

Between 2016-2021, Tsawwassen experienced a 4% increase in apartment dwellings relative to other housing types (from 31% to 35%). Similarly, Delta experienced a 2% increase in apartment dwellings relative to other housing types (from 33% to 35%).

TYPE	TSAWWASSEN	DELTA
 Single-detached Dwellings	60% (5,990)	56% (21,130)
 Semi-detached Dwellings, Row houses	4% (425)	9% (3,235)
 Apartments	35% (3,445)	35% (13,495)
 Other	1% (100)	1% (195)
Total Dwelling Units	9,970	38,055

HOUSING

TENURE

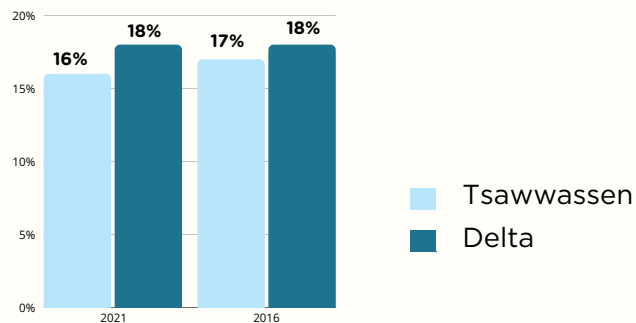
The proportion of owners vs. renters in 2021 were the same in both Tsawwassen and Delta (76% owners, 24% renters).

TSAWWASSEN
76% Owners
24% Renters

DELTA
76% Owners
24% Renters

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

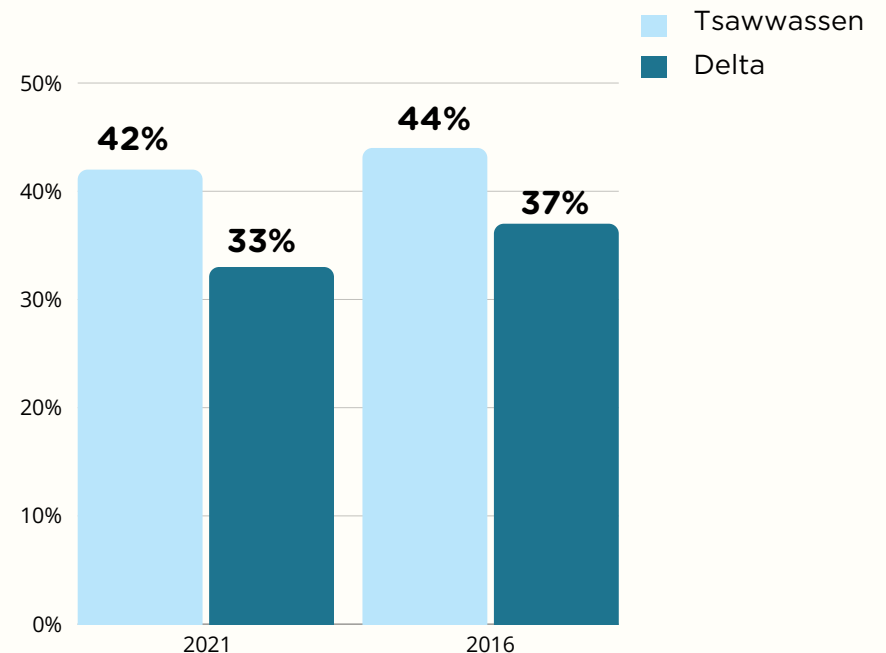
In 2021, the percentage of owner households which spent 30% or more of their income on shelter costs was 2% lower in Tsawwassen than in Delta. In 2016, Delta had 18% of owners spend 30% of their income or more on shelter, whereas Tsawwassen has 17%.



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

In 2021, 42% of tenant households in Tsawwassen 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 higher proportion of tenant spending on shelter costs in Tsawwassen could be due to the community's more expensive rental market (the average value of dwellings in Tsawwassen is \$1,304,000, compared to \$1,171,000 in Delta).



INCOME

AVERAGE TOTAL INCOME OF HOUSEHOLDS (2020)

Between 2015 and 2020, the average total income of households in Tsawwassen increased from \$127,956 to \$135,600. 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 Tsawwassen have significantly higher incomes than households in Delta.

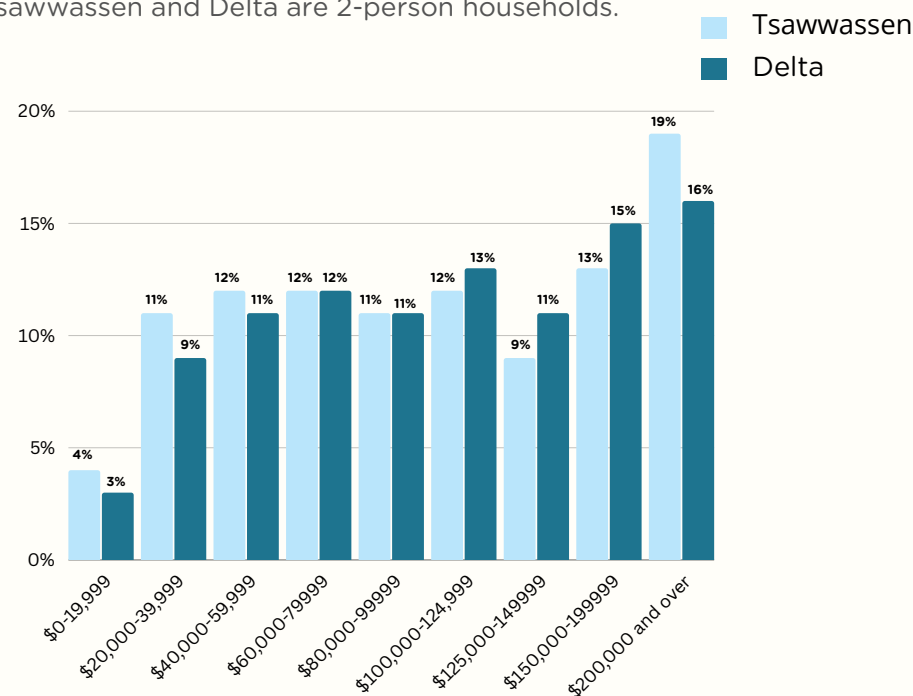
TYPE	TSAWWASSEN	DELTA
Average total income of households	\$135,600	\$127,800
Average total income of one-person households	\$64,300	\$56,400
Average total income of two-or-more-person households	\$163,000	\$146,200

INCOME GROUPS OF HOUSEHOLDS (2020)

The percentage of the population in each household income group was relatively similar in Tsawwassen and Delta, but Tsawwassen had significantly more households with an income of \$200,000 and over (19% vs. 16%).

Approximately 15% of households in Tsawwassen and 12% of households in Delta have a total income of below \$40,000 per year.

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



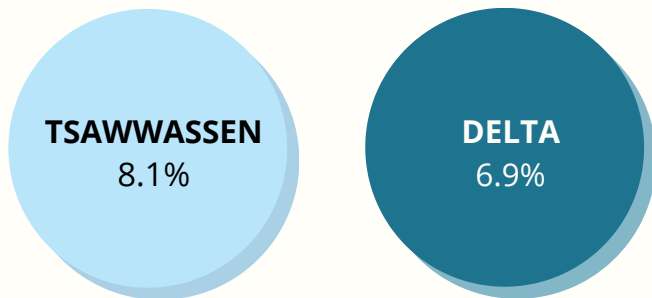
INCOME

PERSONS IN-LOW INCOME

In 2020, approximately 8.1% of Tsawwassen's population (1,895 individuals) and 6.9% (7,375 individuals) of Delta's population were considered to be low-income.

In 2015, 8.7% of Tsawwassen'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.

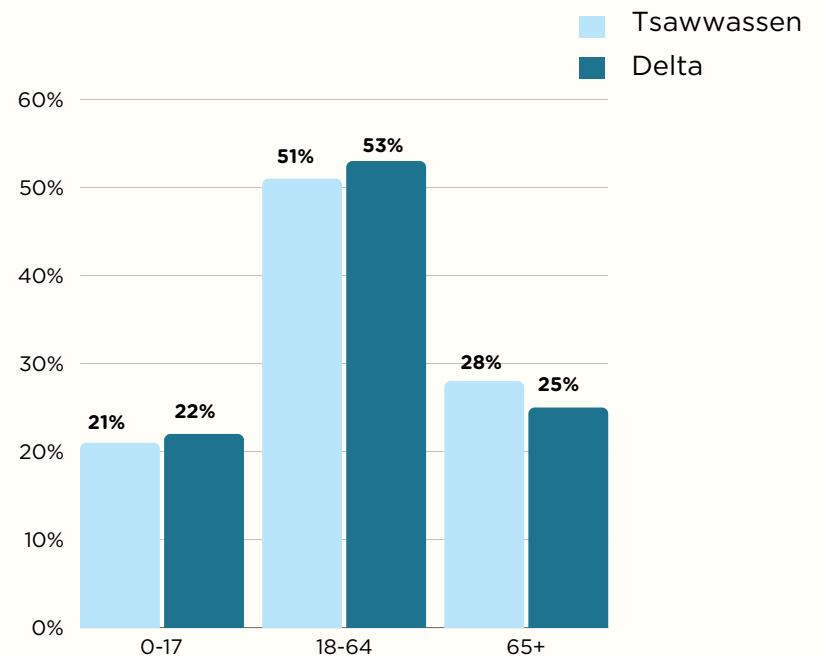
*Note: Persons in low-income calculations were based on the low-income tax measure, after tax (LIM-AT). This refers to a fixed percentage (50%) of median-adjusted after-tax income of private households.



AGE OF PERSONS IN-LOW INCOME

In 2020, age groups between 18-64 accounted for 51% of the low-income population in Tsawwassen (975 individuals), and 53% of the low-income population in Delta (3,905 individuals). The smallest low-income population group in Tsawwassen and Delta were those aged 0-17 years of age, which accounted for 21% of Tsawwassen's low-income population (390 individuals) and 22% of Delta's low-income population (1,640 individuals).

Those aged 65+ accounted for 28% of low-income persons in Tsawwassen (530 individuals), compared to 25% of low-income persons in Delta (1,825 individuals).

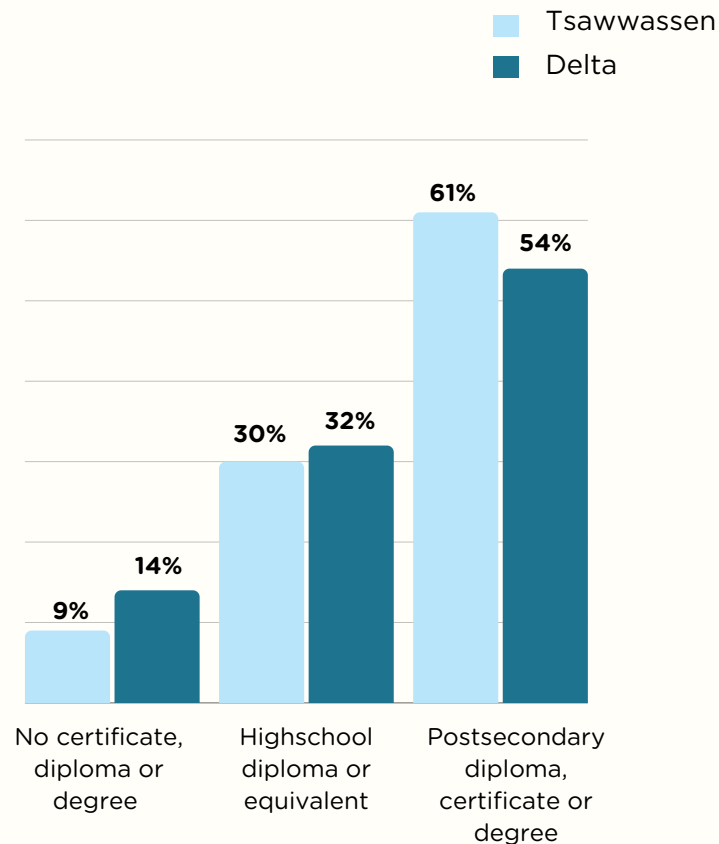


EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

In 2021, 61% of Tsawwassen'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 39% of Tsawwassen's population and 46% of Delta's population did not attain postsecondary credentials.

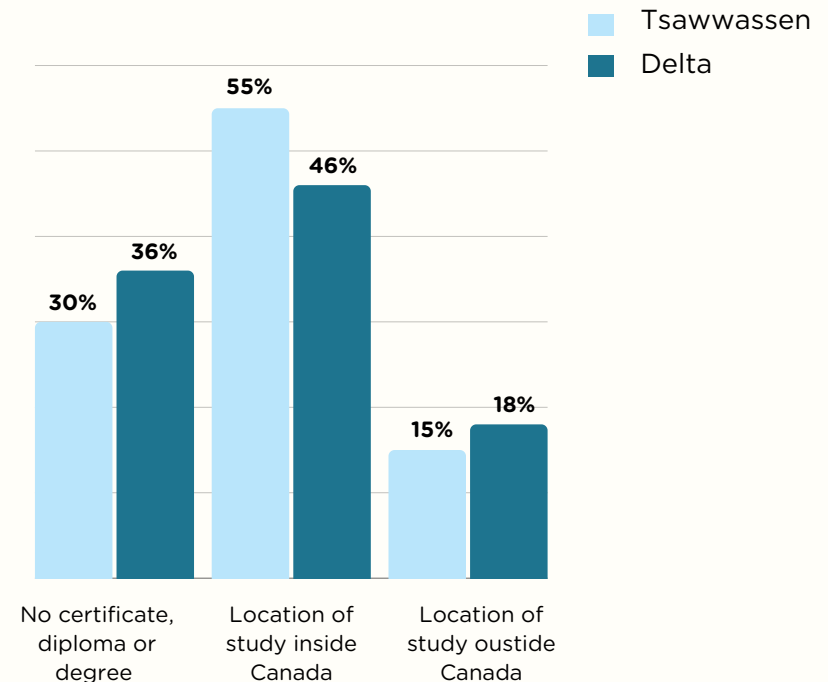


LOCATION OF STUDY

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 56% of Tsawwassen's sample population received their postsecondary education in Canada, and approximately 46% of Delta's sample population had received their postsecondary education in Canada.

Studying outside of Canada was less popular in Tsawwassen than in Delta. The top 3 foreign study locations for Tsawwassen were: the United States, China, and the United Kingdom. The top 3 foreign study locations for Delta were: India, China, and the Philippines.

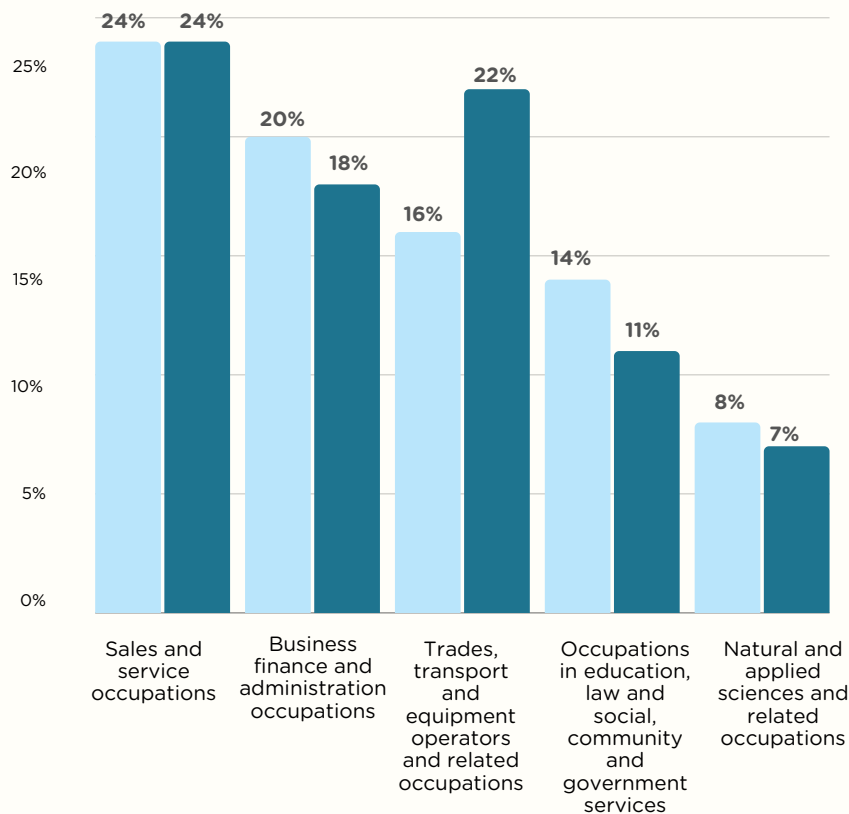


LABOUR FORCE

TOP 5 MAJOR OCCUPATIONS & LABOUR FORCE STATUS

In 2021, 16% of Tsawwassen's population worked in trades and transport while 22% of Delta's population worked in the same industry. In both communities, the natural and applied sciences industry accounted for the employment of less than 10% of the total population.

The unemployment rate in Tsawwassen is higher than Delta's unemployment rate. This is likely due to the larger percentage of seniors in Tsawwassen (accounting for 28% of Tsawwassen's population, and 21% of Delta's population).



Employment Rate

54.7%	TSAWWASSEN
59.2%	DELTA

Unemployment Rate

7.5%	TSAWWASSEN
7.3%	DELTA