

CHILLIWACK

BETTER FOR BUSINESS. BETTER FOR LIFE.

BRITISH COLUMBIA  CANADA

COMMUNITY PROFILE

Chilliwack, British Columbia



DOCUMENT SECTIONS

DEMOGRAPHICS SECTION:	Page 3-7
ECONOMICS SECTION:	Page 8-11
LABOUR & INDUSTRY SECTION:	Page 12-15
INFRASTRUCTURE SECTION:	Page 16-19
CONTACT US:	Page 20

COMMUNITY PROFILE
Chilliwack, British Columbia

DEMOGRAPHICS

Households & Housing

Households	#
Total private households	37,124
Single-detached house	19,285
Semi-detached house	1,440
Row house	5,465
Duplex	1,670
Apartment 5 or less storeys	7,175
Apartment 5+ storeys	265
Movable dwelling	420
Other single-attached house	30

Source: Statistics Canada, 2021 Census of Population

About 80% of Chilliwack households are located in urban or suburban areas. Housing development originated in Chilliwack proper, on the north side of the highway. Then growth spread south through the Sardis-Vedder corridor and up the hillsides, south of the highway. As much of Chilliwack’s land is protected and reserved for agricultural land, growth across the valley floor remains limited.

There are about 35,758 households in Chilliwack with an average household size of 2.6 persons. About 60% of households are one-family only households. About 61% have one to two persons, and the remaining 39% have three or more persons. About 36% of households have children at home.

About 70% of all properties in Chilliwack are owned, which is higher than the BC average. Of the existing housing stock, 50% are single family detached, 21% are apartments, and about 24% are semi-detached houses, townhouses, or duplexes.

There are about 8,000 rented dwellings in Chilliwack. Average monthly shelter cost for a one bedroom rental unit is \$1,300 per month. For a three bedroom unit, average rent is \$2,395 per month. There are about 10 subsidized developments for seniors or low income families in Chilliwack.

Family Structure

Households	#
Total private households	37,124
One-family-only households	21,480
Couple-family without children	9,295
Couple-family with children	9,150
One-parent-family households	3,040
Two-or-more-family households	1,305
One-person households	9,445

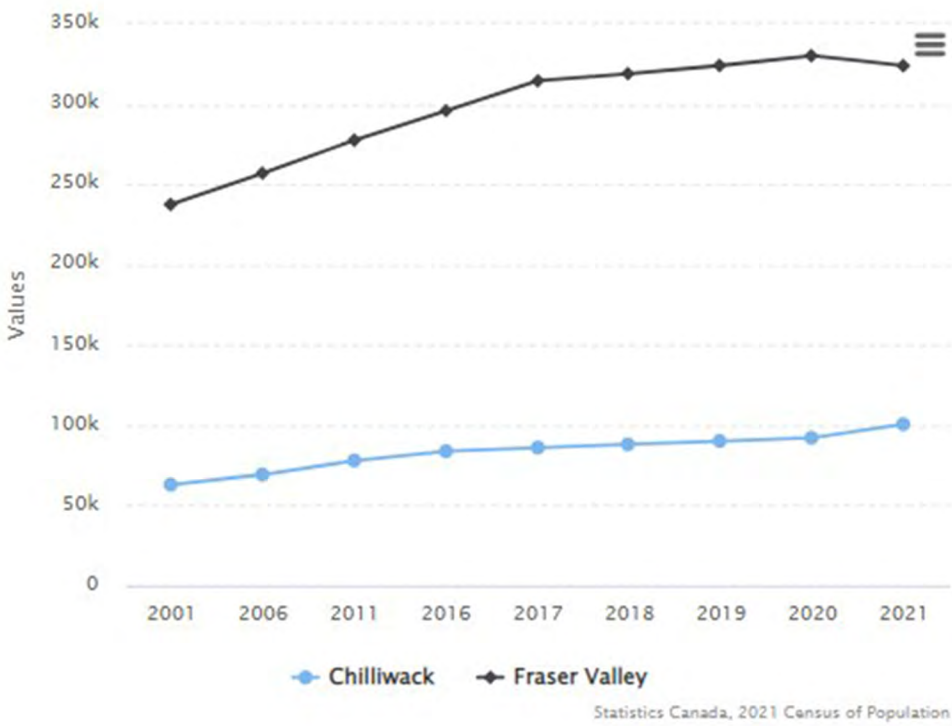
Source: Statistics Canada, 2021 Census of Population

Marital Status

Status	#
Total population 15+ years	75,495
Married (and not separated)	37,045
Living common law	7,260
Single (never legally married)	19,195
Separated	2,345
Divorced	5,245
Widowed	4,400

Source: Statistics Canada, 2021 Census of Population

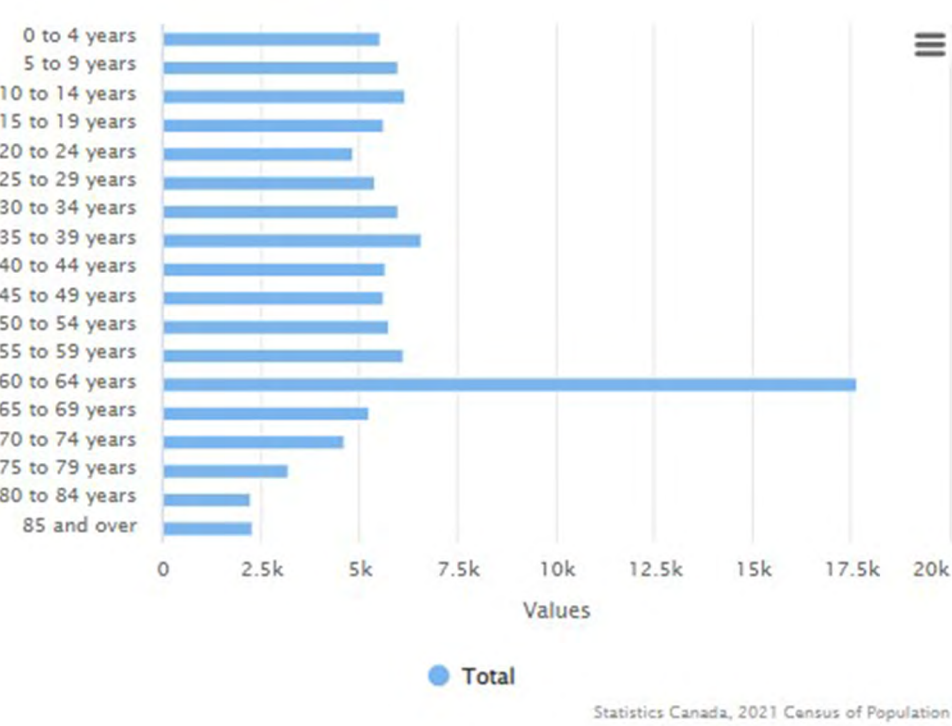
Population Growth



The city of Chilliwack has a 2021 population of approximately 100,580, including First Nation communities within city boundaries. Chilliwack has seen steady growth over the past five years, adding approximately 8,670 residents (9.4%) over this period, and a similar growth rate is expected over the next 5 years.

Chilliwack is the second-fastest growing CMA (Census Metropolitan Area) in Canada with a growth rate of 11.2 percent over the last census period (2016-2021).

Population by Age



The median age in the city of Chilliwack is 40.4, with over 80% of people under the age of 65. Chilliwack has a higher percentage of children up to 14 years at 19% compared to 14.3% in BC. Chilliwack's population of seniors aged 65 and over at 19% is comparable to the BC average at 20.3%.

Languages

Print

Excel

CSV

Copy

Language	Population	%
English	86,205	93.2%
German	260	0.28%
Punjabi	885	0.96%
Korean	340	0.37%
Chinese (All)	585	0.63%
Spanish	365	0.39%
Dutch	120	0.13%
French	205	0.22%
Vietnamese	335	0.36%
Romanian	110	0.09%

<<

<

1

2

>

>>

Canada is a bilingual country with English and French as the official languages. However, the primary language of the province of British Columbia is English. The data table above shows languages spoken at home in Chilliwack.

Ethnic Origin

Print

Excel

CSV

Copy

Origin	#	%
Total Private Households	82,210	100%
North American Aboriginal origins	7,025	9%
Other North American origins	23,860	29%
European origins	66,685	81%
British Isles origins	41,440	50%
French origins	9,035	11%
Western European origins (except French)	28,335	34%
Dutch	11,425	14%
German	18,425	22%
Northern European (except British)	7,435	9%

<<

<

1

2

>

>>

Immigrant Population

Print

Excel

CSV

Copy

Location	NON-IMMIGRANTS	IMMIGRANTS
Canada	27 million	8.3 million
British Columbia	3.3 million	1.4 million
Chilliwack	77,655	13,605

Religion & Multiculturalism

Print

Excel

CSV

Copy

Religion	Chilliwack Population	Chilliwack %	BC Population	BC %
Total Population (PRIVATE HOUSEHOLDS)	76,925	100	4,324,455	100
Buddhist	300	0.4%	90,620	2%
Christian	43,200	56.2%	1,930,415	45%
Anglican	2,885	3.8%	213,975	5%
Baptist	1,560	2.0%	91,575	2%
Catholic	9,500	12.3%	650,360	15%
Christian Orthodox	290	0.4%	39,845	1%
Lutheran	1,610	2.1%	71,470	2%
Pentecostal	1,880	2.4%	58,300	1%
Presbyterian	1,040	1.4%	44,635	1%

<<

<

1

2

>

>>

According to Statistics Canada, 2011 National Household Survey (NHS), 58.3% of the population in Chilliwack reported a religious affiliation, while 41.7% said they had no religious affiliation. For British Columbia as a whole, 55.9% of the population reported a religious affiliation, while 44.1% had no religion. The most frequently reported religious affiliation in Chilliwack was Christian, reported by 43,200 (56.2%) of the population, of which 12.3% were Catholic and 26.3% were other Christian. Other non-christian religions, including Jewish, Muslim, Sikh, and Hindu, comprised 2.1% of Chilliwack's population. In comparison, about 45% of the population in British Columbia reported following a Christian religion, while 12% of BC's population reported following a non-christian religion.

Canada supports and promotes cultural and religious diversities. As such, Statistics Canada reports that there is substantial growth in diverse religions. Public schools in Canada are secular, although there are some private schools that operate under a particular faith. In public schools and other public facilities, Christian holidays, such as Christmas and Easter, are still regularly observed. Supporting multi-culturalism, public institutions and community organizations often also recognize celebrations such as Hanukkah, Chinese New Year, Diwali, Baisakhi, Vaisakhi, Robbie Burns Day, St. Patrick's Day, Ramadan and many others.

COMMUNITY PROFILE
Chilliwack, British Columbia

ECONOMICS

Business Costs

 Print  Excel  CSV  Copy

SEGMENT	INDEX (VS US baseline of 100)	COST ADV
Digital	82.2	17.8%
R&D	84.2	15.8%
Corporate Services	87.6	12.5%
Manufacturing	96.2	3.8

With business costs lower than the US, Canada ranks highly among all other countries rated in KMPG’s Competitive Alternatives study. Vancouver, with an index of 94.6, is the closest major city to Chilliwack. However, Chilliwack has significantly lower land and facility costs, and as such would be closer to the Canadian average index of 92.8.

Reducing Costs

 Print  Excel  CSV  Copy

LOCATION	SUBURBAN OFFICE	DOWNTOWN	SUB -MFG
CANADA	\$32.57 sq.ft.	\$40.12 sq.ft.	\$11.16 sq.ft.
VANCOUVER	\$23.59 sq.ft.	\$39.42 sq.ft.	\$16.93 sq. ft.
CHILLIWACK	\$11.00-\$15.00 sq.ft.	\$20.00 sq.ft.	\$15.00-\$20.00 sq. ft.

Canada’s cost advantage has also improved over the last couple of years. In particular Canada saw a decrease in office lease costs and sea freight. Chilliwack, British Columbia, Canada, has a clear cost advantage over the US baseline.

Business Licenses & Permits

BC Business Registration and Name Approval

Granted by BC One Stop (www.bcbusinessregistry.ca)

Municipal Permits and Licenses

Granted by Biz Pal (www.bizpal.ca)

Chilliwack Licenses and Permits

Granted by the City of Chilliwack (www.chilliwack.com)

Housing Costs

 Print  Excel  CSV  Copy

Area	Detached	Attached	Apartment
Chilliwack	\$927,500	\$683,500	\$407,250
Fraser Valley	1,475,000	\$855,000	\$539,800
Greater Vancouver	\$2,058,600	\$1,115,600	\$766,300

Source:
Chilliwack and District Real Estate Board
Fraser Valley Real Estate Board
Real Estate Board of Greater Vancouver
June 2022

The cost of living in Chilliwack is lower than Vancouver, primarily due to lower land values. The average cost of a single-family detached home in Chilliwack is \$1,011,000.

Average monthly shelter costs for owned dwellings in Chilliwack is \$2,182. For rented dwellings, the average monthly cost is \$1,300 for a one-bedroom.

Consumer Price Index

 Print  Excel  CSV  Copy

City	CPI
British Columbia	144.2
Vancouver, BC	146.7
Calgary, AB	157.9
Toronto, ON	152.6
Seattle, WA	316.5
New York, NY	309.2
Los Angeles, CA	310.6

Source:
Government of British Columbia
US Bureau of Labor Statistics
June 2022

Wages & Income

 Print  Excel  CSV  Copy

Location	Income
CHILLIWACK	\$85,000
FRASER VALLEY	\$86,000
BC	\$85,000
ABBOTSFORD	\$90,000
MISSION	\$98,000
VANCOUVER	\$89,000
KAMLOOPS	\$88,000
HOPE	\$64,000
LANGLEY CITY	\$77,000
SURREY	\$98,000

The median household income in Chilliwack is \$85,000 per year (2021 Census), which is comparative to other cities of its size and distance from a major urban centre. British Columbia’s minimum wage is \$15.65 (CAD) per hour.

Payroll

 Print  Excel  CSV  Copy

Government	Rate
FEDERAL	15.00% - 33.00%
PROVINCIAL	5.06% - 20.5%
LOCAL	n/a
UNEARNED INCOME	Dependant on dividend type, income and tax credits

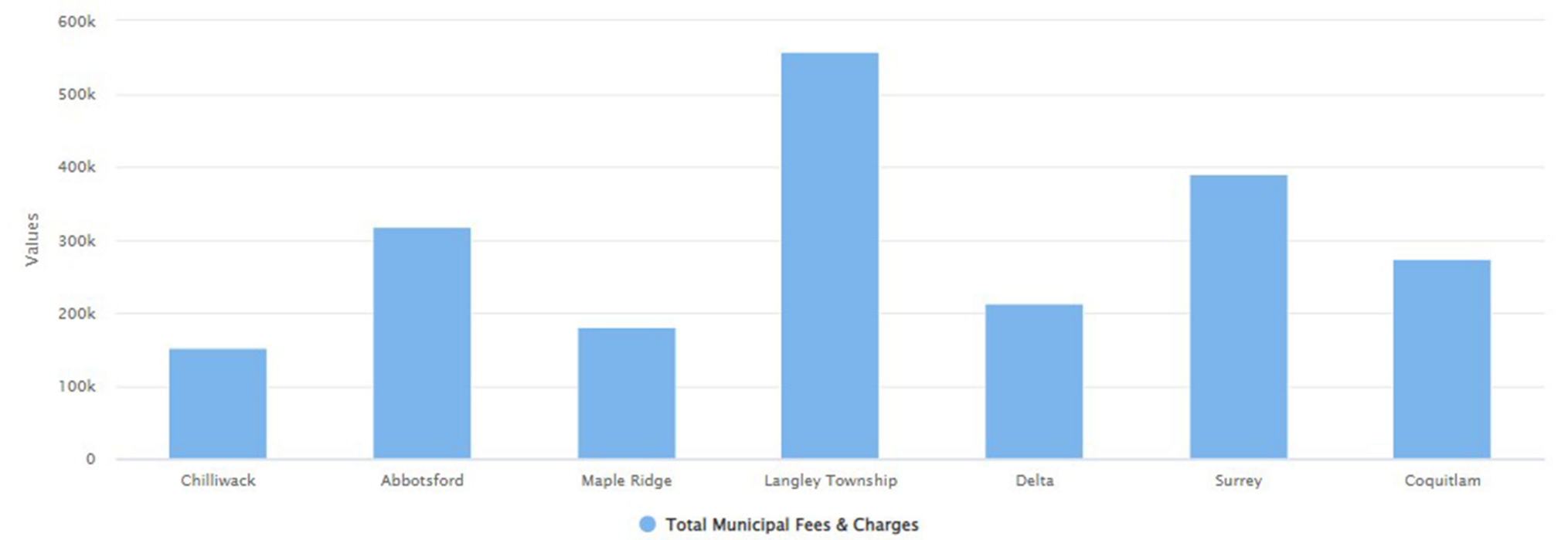
Employers must deduct Canada Pension Plan (CPP) contributions, Employment Insurance (EI) premiums and income tax from an employee's remuneration and then remit to the Government of Canada. Employers must also contribute 1.4 times the amount of an employee's EI premiums.

Personal income tax rates vary based on earned income. Visit the [Canada Revenue Agency](#) for details.

Development Cost Comparison

When construction value exceeds \$50,000, property developers must pay a Development Cost Charge (DCC) prior to obtaining a Building Permit. These fees are used to fund capital improvements to the sewer, water, drainage, and road infrastructure and the acquisition of parkland and open spaces.

The table and chart below displays a comparison between municipalities including local tax rate, development cost charges, and municipal charges using an example of a light industrial building; 10 acres of land, 50,000 square foot building.



COMMUNITY	LAND	IMPROVEMENTS	INDUSTRIAL TAX RATE	DCC RATES (Per Sq Metre)	TOTAL DCC	TOTAL MUNICIPAL CHARGES
Chilliwack	5,500,000	2,611,000	4.51123	24.49	113,760	153,097.00
Abbotsford	7,100,000	2,611,000	4.93451	58.00	269,419	317,338.00
Maple Ridge	8,000,000	2,611,000	7.11940	22.83	106,049	181,593.00
Langley Township	8,000,000	2,611,000	4.45330	109.97	510,827	558,081.00
Delta	9,000,000	2,611,000	4.39590	33.85	157,238	213,199.00
Surrey	9,000,000	2,611,000	2.88539	81.09	357,352	390,854.00
Coquitlam	9,000,000	2,611,000	5.95500	44.00	204,387	273,530.00

Source: Province of British Columbia Municipal Tax Rates and Tax Burden, 2021

Municipal Taxes

Business tax rates in the City of Chilliwack are less than neighbouring communities. Property tax rates are calculated by the City of Chilliwack. The City of Chilliwack also offers revitalization tax incentives.

Municipality	Municipal Business Tax Rate
Chilliwack	5.4652
Langley	6.1557
Kelowna	6.8256
Maple Ridge	7.1194
Abbotsford	7.1683
Coquitlam	7.3872
Kamloops	12.5400

Source: Province of British Columbia Municipal Tax Rates and Tax Burden, 2021

Federal and Provincial Corporate Taxes

Federal Net Tax Rate: 15%

For Canadian-controlled private corporations claiming the small business deduction, the net tax rate is 9%.

Provincial Tax Rate: 2% – 12%

The lower rate applies to the income eligible for the federal small business deduction. The higher rate applies to all other income.

COMMUNITY PROFILE
Chilliwack, British Columbia

LABOUR & INDUSTRY

Leading Employers

Print

Excel

CSV

Copy

Company	Sector
Chilliwack School District #33	Public Sector
Chilliwack General Hospital	Healthcare
Rainbow Greenhouses	Agriculture
City of Chilliwack	Public Sector
Overwaitea Food Group	Food and Grocery
Chilliwack Society for Community Living	Healthcare
RCMP	Public Sector
Devry Greenhouses	Agriculture
University of the Fraser Valley	Education
Hub International	Services
Meadow Valley Meats	Food Processing
Sto:lo Nation - First Nation Govt.	Public Sector
Tycrop Manufacturing	Manufacturing and Technology
Westeck Windows	Manufacturing
Fraser Valley Specialty Poultry	Agriculture/Processing
Woodtone	Manufacturing
Walmart	Retail Trade
Visscher Group of Companies	Forestry and Manufacturing
Masonite International	Manufacturing
Fraser Valley Regional District	Public Sector
Canadian Tire	Retail Trade
Clean Energy Compression	Manufacturing and Technology
Five Corners Meat Co	Food Processing
Langley Concrete	Manufacturing
Molson Coors	Food Processing

Chilliwack continues to undergo significant business growth and urban development. In the last ten years, Chilliwack business licenses have more than doubled to reach a total of over 4,895 business licenses, with an average of approximately 500 new business licences each year.

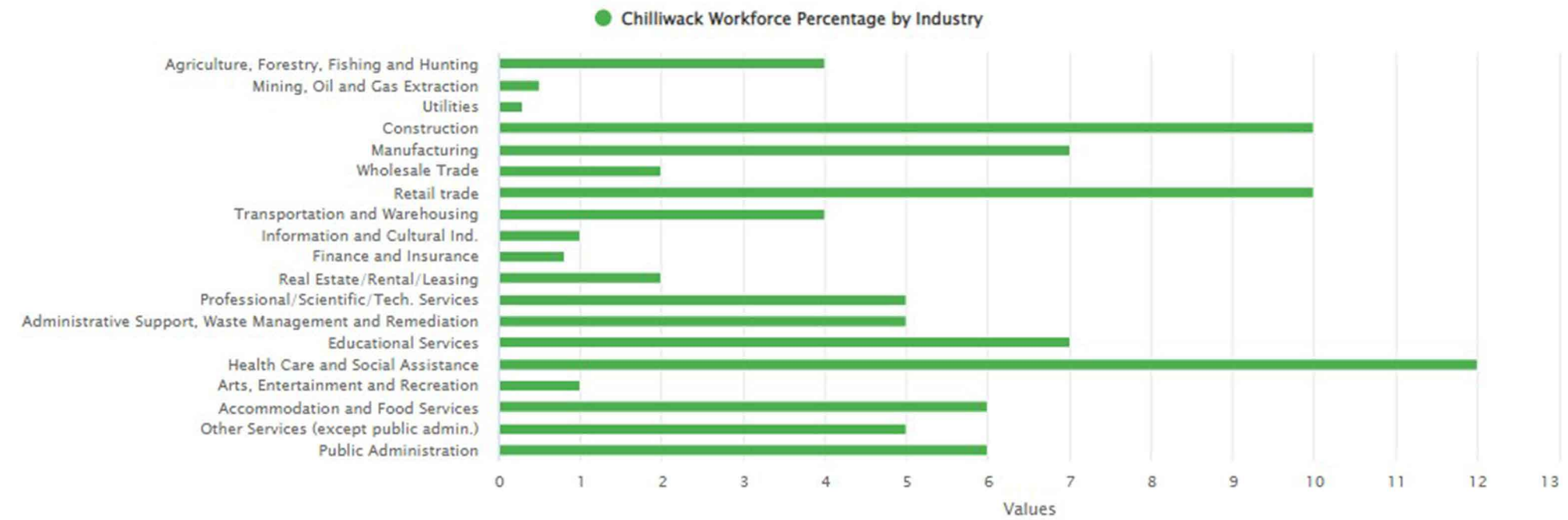
Employment by Industry (NAICS)

Print Excel CSV Copy

INDUSTRY	BRITISH COLUMBIA	BRITISH COLUMBIA %	CHILLIWACK	CHILLIWACK %
Agriculture, Forestry, Fishing and Hunting	60,320	2.00	2,305	4.00
Mining, Oil and Gas Extraction	24,955	1.00	285	0.50
Utilities	14,820	0.50	185	0.30
Construction	234,345	9.00	5,655	10.00
Manufacturing	152,790	6.00	3,965	7.00
Wholesale Trade	80,165	3.00	1,260	2.00
Retail trade	301,060	11.00	5,625	10.00
Transportation and Warehousing	142,230	5.00	2,195	4.00
Information and Cultural Ind.	71,295	3.00	430	1.00
Finance and Insurance	95,560	4.00	1,120	0.80
Real Estate/Rental/Leasing	59,155	2.00	925	2.00
Professional/Scientific/Tech. Services	238,650	9.00	2,680	5.00
Administrative Support, Waste Management and Remediation	110,215	4.00	2,500	5.00
Educational Services	192,855	7.00	4,020	7.00
Health Care and Social Assistance	319,525	12.00	6,415	12.00
Arts, Entertainment and Recreation	60,775	2.00	945	1.00
Accommodation and Food Services	182,105	7.00	3,510	6.00
Other Services (except public admin.)	113,780	4.00	2,640	5.00
Public Administration	142,730	5.00	3,755	6.00

Work Force	Chilliwack	BC
POPULATION (15 YEARS)	66,310	3.9M
LABOUR FORCE	42,065	2.5M
EMPLOYED	39,355	2.3M
PARTICIPATION	63.4%	63.9%
UNEMPLOYMENT RATE	6.4%	6.7%
FULL-TIME	52.3%	31%
PART-TIME	52.2%	36%

British Columbia's south west Lower Mainland is home to about 70% of the province's workforce. There were 1.5 million people working in the region in 2016. The Labour Market outlook for the next decade shows that about 40% of new jobs will be attributed to new growth, while about 60% will be attributed to the replacement of retiring workers.



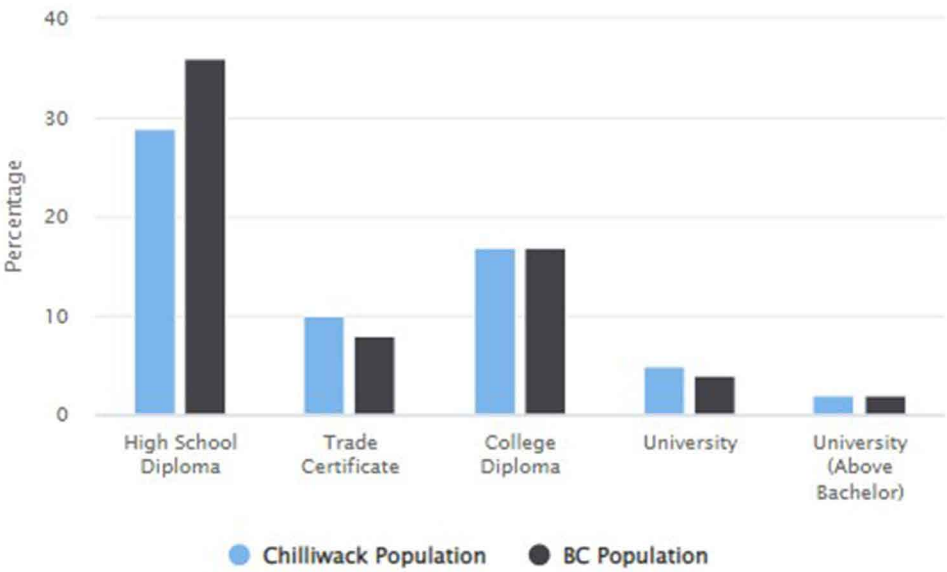
Labour Type

Print Excel CSV Copy

Industry	British Columbia	Chilliwack
Management	11.13%	10.41%
Business, Finance, Administration	14.93%	12.73%
Natural, Applied Sciences, and Related	6.53%	3.92%
Health	6.59%	6.75%
Education, Law, Social Services	10.89%	12.39%
Art, Culture, Recreation, Sport	3.77%	2.21%
Sales, Service	24.08%	22.62%
Trades, Transport, Equipment OPs, and Related	14.60%	18.77%
Natural Resources, Agriculture, and Related	2.60%	4.36%
Manufacturing and Utilities	3.10%	3.90%

Labour Quality

Population by Highest Educational Attainment (15+Yrs.)



COMMUNITY PROFILE
Chilliwack, British Columbia

INFRASTRUCTURE

Mobility

The largest providers for mobile telephone service are Telus Mobility (<https://www.telus.com/en/mobility/>), Rogers Canada (<https://www.rogers.com/home>), and Bell Canada (<https://www.bell.ca/>). Other companies that have gained a strong market share in the area include (but are not limited to) Fido (<https://www.fido.ca/>), Koodo (<https://www.koodomobile.com/>), and Virgin Mobile. (<https://www.virginmobile.ca/en/home/index.html>)

Media

Lower Mainland British Columbia is serviced by multiple media outlets, including Global BC (<https://globalnews.ca/bc/>), CTV (<https://bc.ctvnews.ca/>), CBC (<https://www.cbc.ca/news/canada/british-columbia>), City TV (<https://www.citytv.com/vancouver/>), as well as the Vancouver Sun (<https://vancouversun.com/>), the Province (<https://theprovince.com/>), and many other organizations. In Chilliwack, there are also several Chilliwack-specific media outlets.

Radio

- Star FM 98.3 (Rogers Media) (<https://www.starfm.com/>)
- 89.5 The Drive (CHWK-FM Fabmar Communications) (<https://www.895thedrive.com/>)
- Kiss Radio 107.5 (Rogers Media) (<https://www.kissradio.ca/>)

A number of FM stations are broadcast over cable service to provide maximum auditory quality.

Internet and TV

Internet and television service are predominantly available through cable (Shaw Cable (<https://www.shaw.ca/>)) and ADSL (Telus (<https://www.telus.com/en/>)). For more information, visit: www.shaw.ca (<https://www.shaw.ca/>) and www.telus.com (<https://www.telus.com/en/>). And as wireless services improve, internet services are being made available through mobility service providers.

Multiple satellite companies also provide satellite connections.

Telus (<https://www.telus.com/en/>) has committed a \$55M investment to the community by bringing Telus PureFibre (<https://www.telus.com/en/>) Network. The City and Telus are proud to partner on this project. Not only will homes have access to the fastest and most reliable internet technology via 100% fibre direct to their home, but business will also benefit by having access to the services and products they need to operate locally and compete globally.

Publications

- Chilliwack Progress (<https://www.theprogress.com/>): This local paper is published twice weekly (Wednesdays and Fridays).
- Real Estate Review: (<https://www.facebook.com/RealEstateReviewChilliwack>) This free local real estate advertiser is published weekly courtesy of the Chilliwack Progress.

Television

Chilliwack provides all the cable television services of a major centre.

By Road

Chilliwack is situated along the TransCanada Highway, connecting to Vancouver, the USA and Pacific Rim markets. Chilliwack is a popular truck stop for long haul trucks, as the city has no municipal tax on fuel. Chilliwack is home to about 60 national and local trucking firms, including 19 common carriers and 14 local terminals. In addition to a public bus transit system, the city also has an inter-urban bus service with Greyhound and the Fraser Valley Express (<https://www.bctransit.com/central-fraser-valley/schedules-and-maps/route-overview?route=66>).

By Air

Chilliwack Airport (YCW) (<https://www.chilliwackairport.ca/>) services an estimated 60,000 air movements annually. It can accommodate such heavy aircraft as the RCAF Hercules, but it primarily services pilot training and recreational flights from all around BC and south of the border.

For regional and international air travel, scheduled flights are available from Abbotsford International Airport (<https://www.abbotsfordairport.ca/>) (about 40 kms from Chilliwack) and Vancouver International Airport (<https://www.yvr.ca/en/passengers>) (about 100 kms from Chilliwack).

By Rail

Chilliwack has multiple train stops and is a major interchange point between CN Railway (<https://www.cn.ca/en/>) and Southern Railway of BC (<https://www.sryraillink.com/>), where loaded cars are redistributed for US destinations.

By Sea

Deep sea transportation is handled by Port Metro Vancouver (<https://www.portvancouver.com/>), which offers 28 deep-sea and domestic marine terminals, servicing containers, bulk, other commercial shipments, and several passenger cruise lines.

Car and truck transportation to Vancouver Island and the surrounding islands is provided by BC Ferries (<https://www.bcf ferries.com/>), with two main ferry terminals at Tsawwassen and Horseshoe Bay.

There are also several tug boat companies that offer barge transportation along the Fraser River.

Energy

BC Hydro serves the electricity needs of the majority of all British Columbia’s residents, including Chilliwack. In the Lower Mainland, BC Hydro’ (<https://www.bchydro.com/index.html>)s hydroelectric facilities, generate over 4,900 gigawatt-hours (GWh) a year. BC Hydro (<https://www.bchydro.com/index.html>) provides an abundant and reliable source of clean energy at a lower cost than most major cites. Visit: BChydro.com. (<https://www.bchydro.com/index.html>)

FortisBC (<https://www.fortisbc.com/>) serves the natural gas needs of Chilliwack, as well as millions of other customers throughout BC. Fortis (<https://www.fortisbc.com/>) owns two liquefied natural gas storage facilities located in the Delta area and on Vancouver Island. Most homes in the area prefer to use gas for home and water heating as it is significantly less expensive than electricity or oil heating. Visit: FortisBC.com. (<https://www.fortisbc.com/>)

Sewer

The City of Chilliwack (<https://www.chilliwack.com/main/page.cfm?id=74>) provides sewer services to most of the urban and sub-urban areas. Much of the rural sector currently relies on septic tanks. To service the 18,000 properties within the municipal boundaries, the City has a Wastewater Treatment Plant, 47 sanitary pump stations, and 4 drainage pumping stations. To learn more, visit [chilliwack.com](https://www.chilliwack.com).

Water

Known for having some of the highest water quality in Canada, Chilliwack (<https://www.chilliwack.com/main/page.cfm?id=2260>) continues to work to maintain its superb clarity and taste. The City has implemented a comprehensive Groundwater Protection Plan (GPP), protecting the Sardis-Vedder Aquifer. Through a combination of quality monitoring, wellhead protection, pollution prevention, public education initiatives, as well as continuous updating and upgrading, Chilliwack maintains its superior water quality. The City has 17 water reservoirs, 8 drinking water production wells, and 13 potable water pumping stations. To learn more about water fees and regulation please see [chilliwack.com](https://www.chilliwack.com/main/attachments/attachView.cfm?attachID=1180) (<https://www.chilliwack.com/main/attachments/attachView.cfm?attachID=1180>)

Waste

Recycling and waste reduction efforts remain a high priority in Chilliwack (<https://www.chilliwack.com/main/page.cfm?id=1260>). To divert garbage from going into the landfill, waste is divided into three parts: recyclable material, compostable material, and garbage.

The City provides curbside garbage and recycling collection services to all urban single-family households under a contract with Emterra Environmental (<https://www.emterra.ca/>). Participating households receive a quarterly bill for recycling and garbage collection on their City utility bill. Multi-family complexes will have the option to apply for participation. Rural areas are handled by private companies.

COMMUNITY PROFILE
Chilliwack, British Columbia

CONTACT US

**46115 Yale Road
Chilliwack, BC, Canada V2P 2P2**

**Phone: 1-800-561-8803
Email: info@chilliwackpartners.com
Web: www.businessinchilliwack.com**