

Delta is growing and changing

A snapshot of the immigrant population in Delta, BC.

The Delta Local Immigration Partnership recognizes that Delta is located on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples.

Delta is the sixth largest city in the Greater Vancouver region by immigrant population

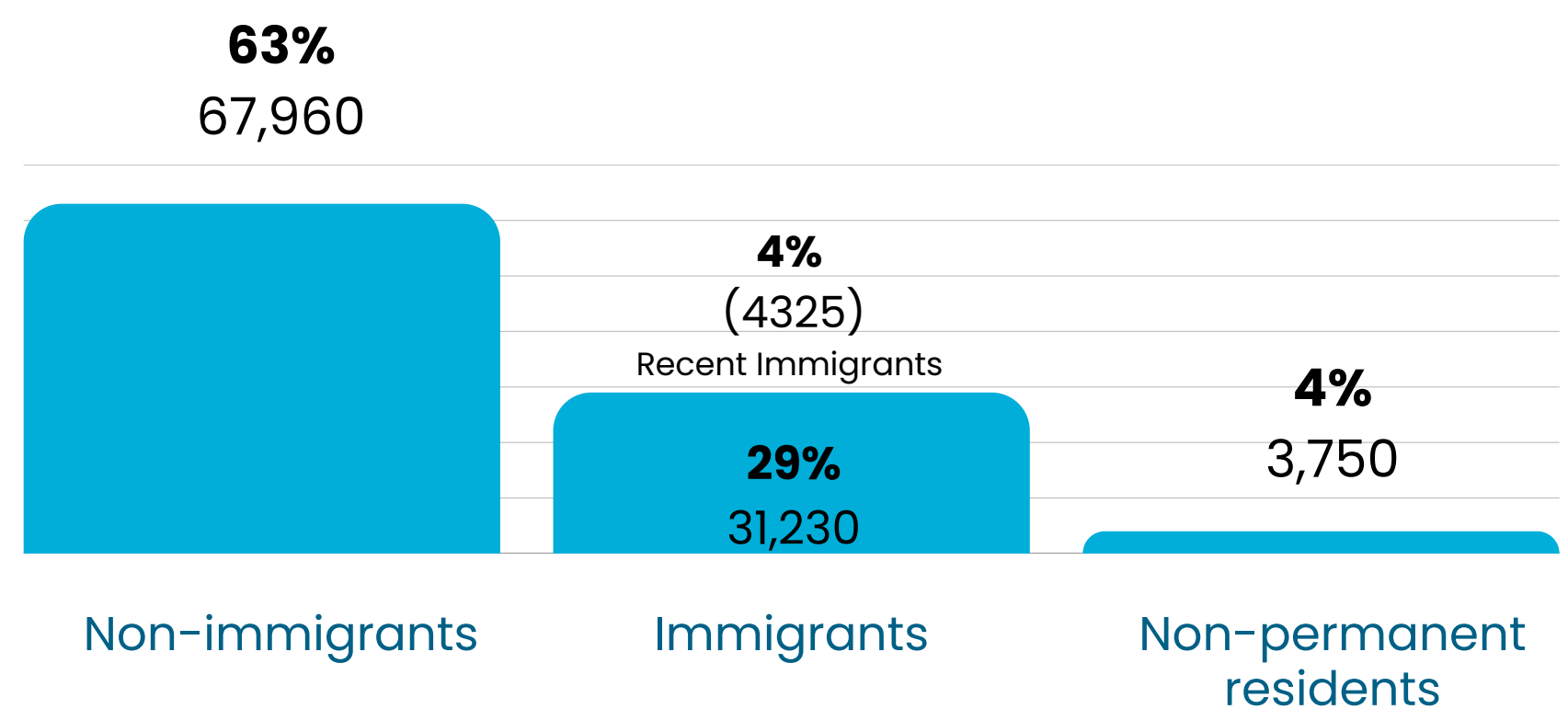
- Delta is a suburban municipality located at the mouth of the Fraser River in the Metro Vancouver regional district, with a total population of approximately 108,455.¹
- Known for its rich cultural diversity, over one-third of Delta's residents are immigrants, and 45% identify as racialized.²
- The city is home to an estimated 36,000 immigrants, with close to 900 newcomers arriving each year.²
- Between January and November 2022, 113 Government-Assisted Refugees settled in Delta.¹ Notably, 14% of recent immigrants arrived as refugees, nearly double the regional level.³
 - Most came from Afghanistan and Syria, and 44% were children under the age of 18.¹ The average age of immigrants in Delta falls between 25 and 44 years old.⁵

	Total Pop 2021	Total Pop Growth 2016-2021	Immigrant Pop 2021	Immigrant Total Pop 2021	Recent Immigrant Pop 2021	Recent Immigrant Total 2021	Immigrant Pop Growth 2016 - 2021	Immigrant Pop Growth 2016 - 2021
Geography	#	%	#	%	#	%	#	%
British Columbia	4,915,945	7.80%	1,425,715	29.00%	197,425	4.00%	133,040	10.30%
Greater Vancouver	2,607,010	7.50%	1,089,185	41.80%	154,815	5.90%	99,645	10.10%
Vancouver	650,380	5.20%	274,365	42.20%	41,360	6.40%	11,595	4.40%
Surrey	562,565	10.00%	250,870	44.60%	39,910	7.10%	30,715	14%
Burnaby	245,725	6.80%	123,795	50.40%	18,920	7.70%	8,650	7.50%
Richmond	208,400	6.00%	125,600	60.30%	13,705	6.60%	7,295	6.20%
Coquitlam	147,465	6.80%	67,540	45.80%	8,595	5.80%	6,480	10.60%
New Westminister	78,055	11.70%	29,265	37.50%	5,050	6.50%	4,890	20.10%
Delta	107,270	6.40%	35,560	33.10%	4,325	4.00%	4,320	13.80%

NewtoBC. Immigrant Demographics: City of Delta, BC. 2023.
Note: Total population figures in this profile are based on the 25% sample data from the 2021 Census.

Delta Population and Immigration Trends (2001 - 2021)

Year	Total Pop #	Immigrant Pop #	Total Immigrant Pop %
2021	107,270	35,555	33.10%
2016	102,238	31,235	31.00%
2011	99,863	28,520	28.90%
2006	96,635	27,025	28.00%
2001	96,950	25,820	26.60%

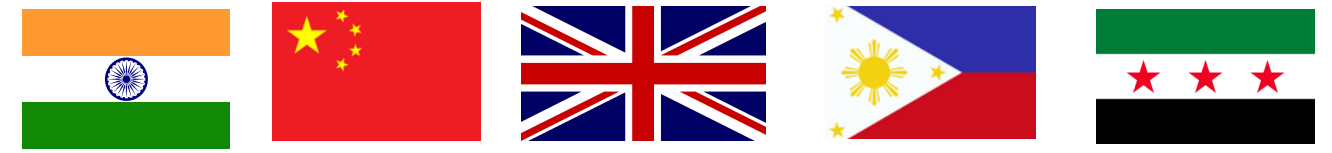


NewtoBC. Immigrant Demographics: City of Delta, BC. 2023.
Total population figures in this profile are based on the 25% sample data from the 2021 Census.

City of Delta. Metro Vancouver and Delta. Community Profile: 2021 Census Data

Who are Delta's Immigrants?

Where do Delta's immigrants come from?



The top three countries of origin for immigrants in Delta, are India, China, and the United Kingdom. Among recent immigrants, the leading countries are India, China, and the Philippines. It is also important to note an increase in recent Syrian immigrants.³

	#	%
Total Immigrants	35,555	100%
India	12,375	35%
China	3,820	11%
U.K.	2,955	8%
Philippines	2,680	8%
Hong Kong	1,100	3%
Taiwan	1,095	3%
U.S	950	3%

	#	%
Recent Immigrants	4,325	100%
India	2,025	47%
China	545	13%
Philippines	345	8%
Syria	235	5%
U.S.	135	3%
Pakistan	90	2%
U.K.	80	2%

NewtonBC. Immigrant Demographics: City of Delta, BC. 2023.

Which languages do they speak?

Punjabi remains the most commonly spoken home language among Delta's immigrant population; 23% of total immigrants and 27% of recent immigrants. Punjabi, Mandarin, and Cantonese are among the top languages spoken by immigrants in Delta, both at home and in the workplace.³

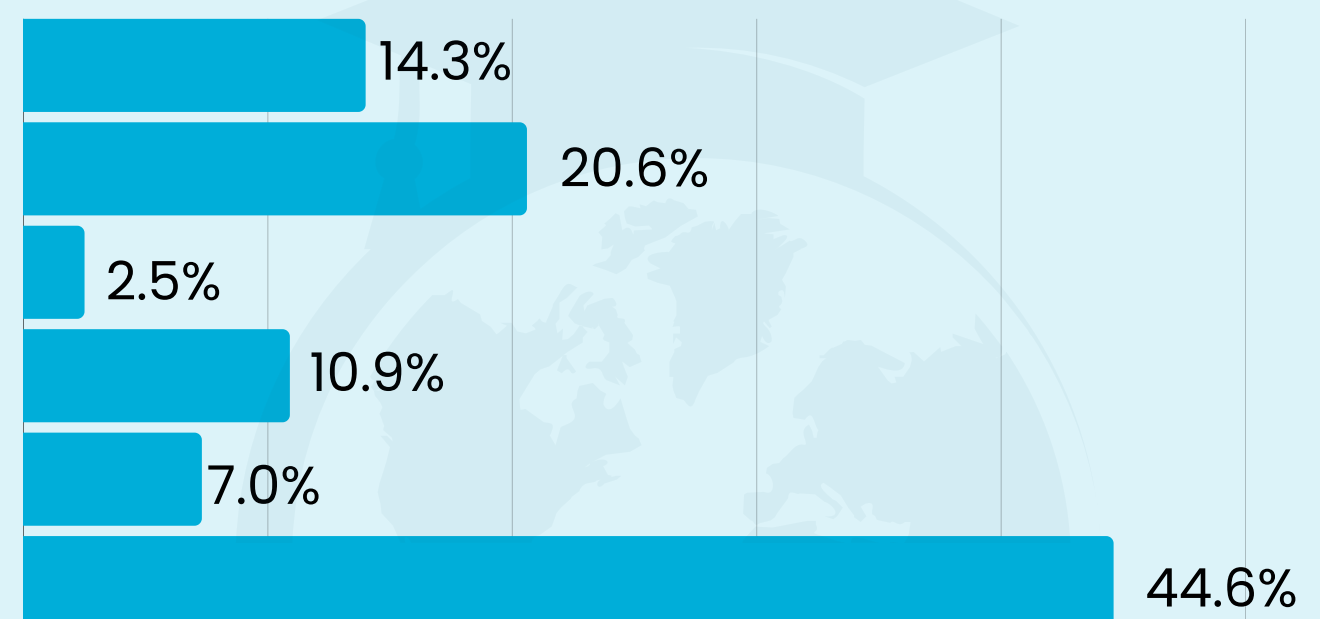
	#	%
Total Immigrants	35,555	100%
Non-official languages	17,020	48%
Punjabi (Panjabi)	8,045	23%
Mandarin	2,900	8%
Cantnese	1,505	4%
Hindi	795	2%
Tagalog (Pilipino, Filipino)	740	2%
Spanish	345	1%

	#	%
Recent Immigrants	4,325	100%
Non-official languages	2,535	59%
Punjabi (Panjabi)	1,180	27%
Mandarin	450	10%
Arabic	160	4%
Hindi	115	3%
Tagalog (Pilipino, Filipino)	110	3%
Somali	105	2%

Delta's Immigrants: A Skilled and Educated Population

Level of study (2016-2021)

- No certificate, diploma or degree
- High (secondary) school diploma or equivalency certificate
- Apprenticeship or trades certificate or diploma
- College, CEGEP or other non-university certificate or diploma
- University certificate or diploma below bachelor level
- University certificate, diploma or degree at bachelor level or above

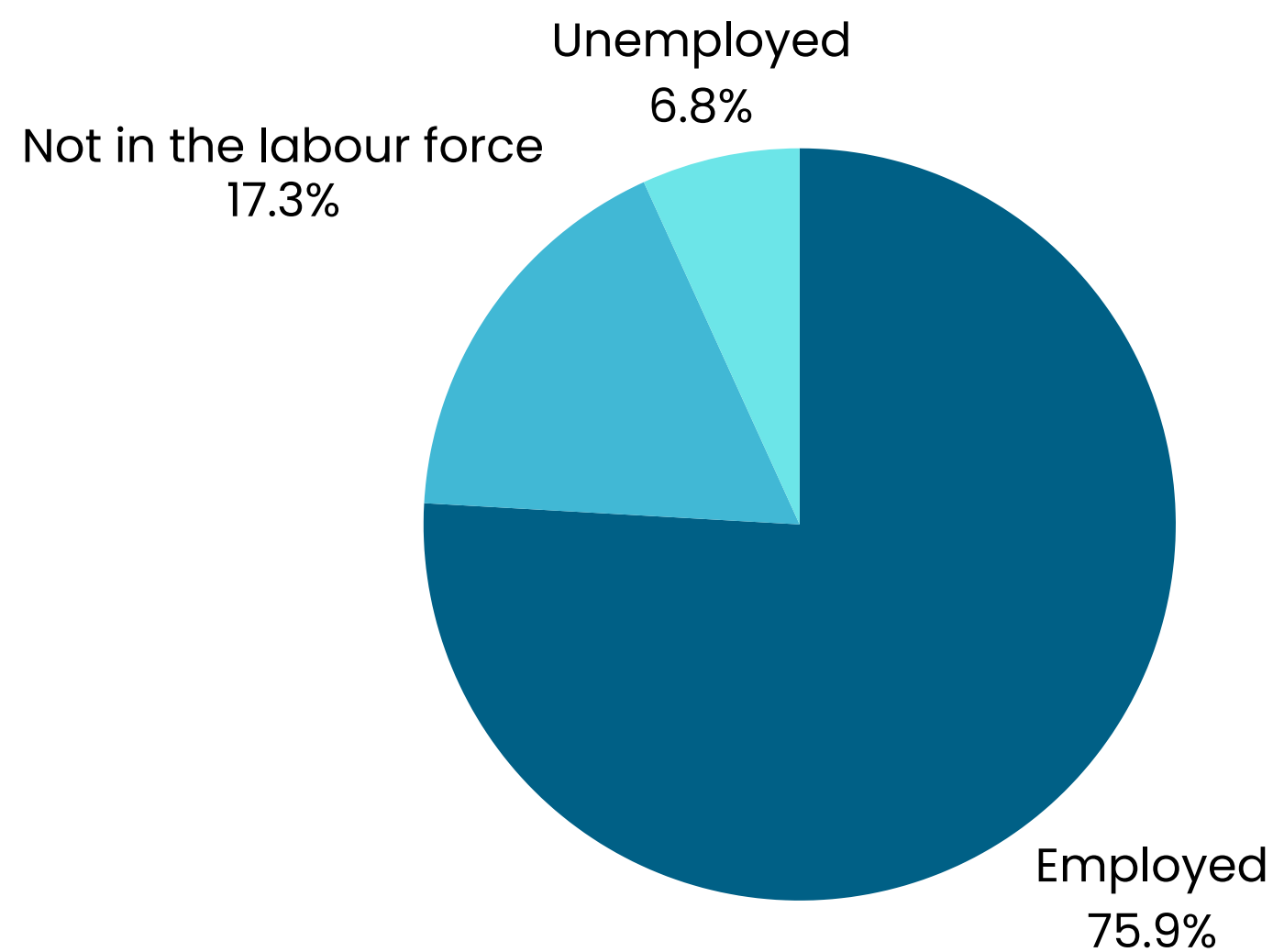


Community Data Program & National Local Immigration Partnership Secretariat. (2025). Immigration and Housing Dashboard, 2021

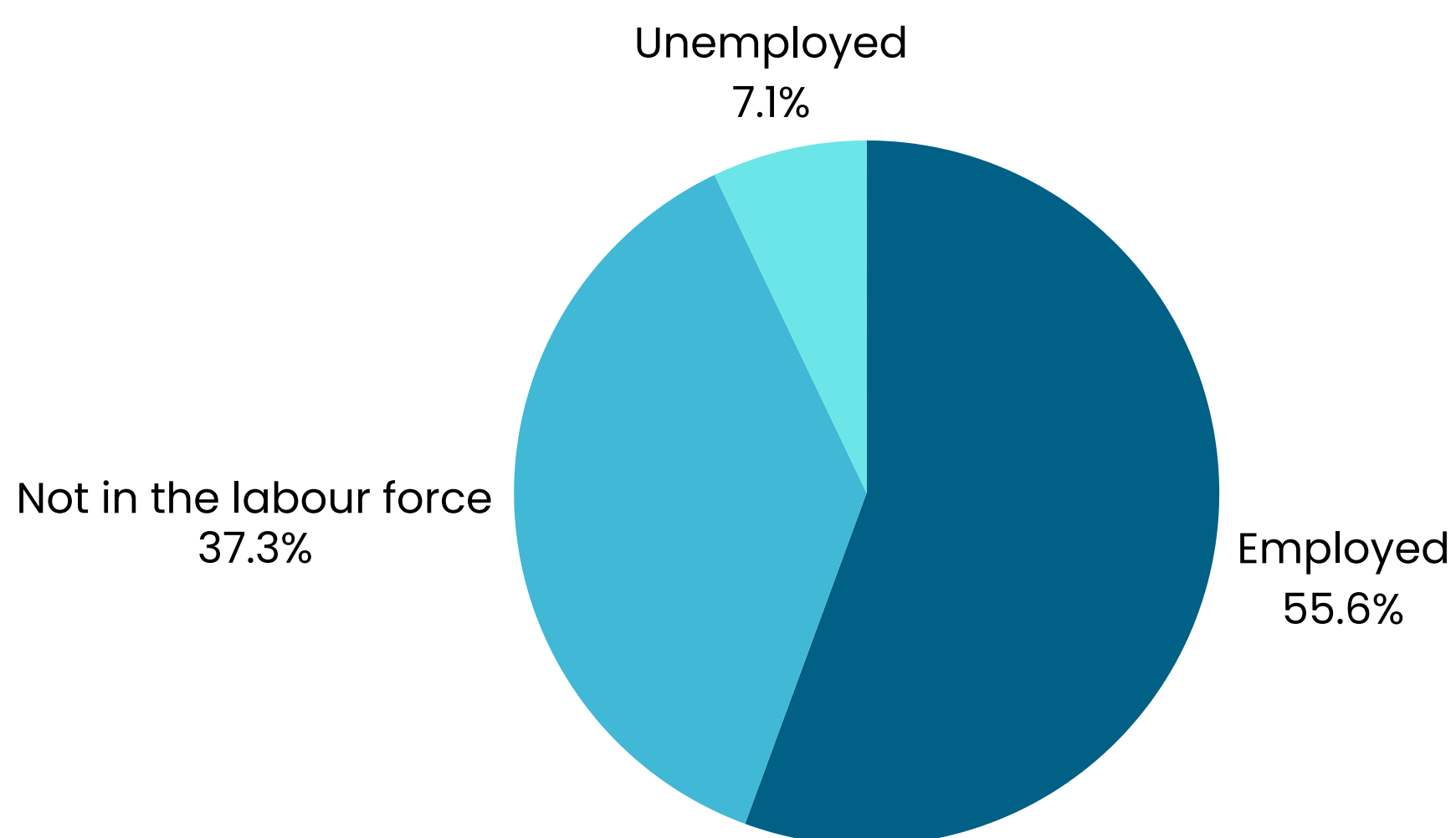
This statistic includes all economic immigrants, family-sponsored immigrants, refugees, and individuals classified as "Other Immigrants." "Other Immigrants" refers to those who were granted permanent resident status through programs that do not fall under the economic, family, or refugee categories.

Employment among Delta's Immigrants (2016–2021)

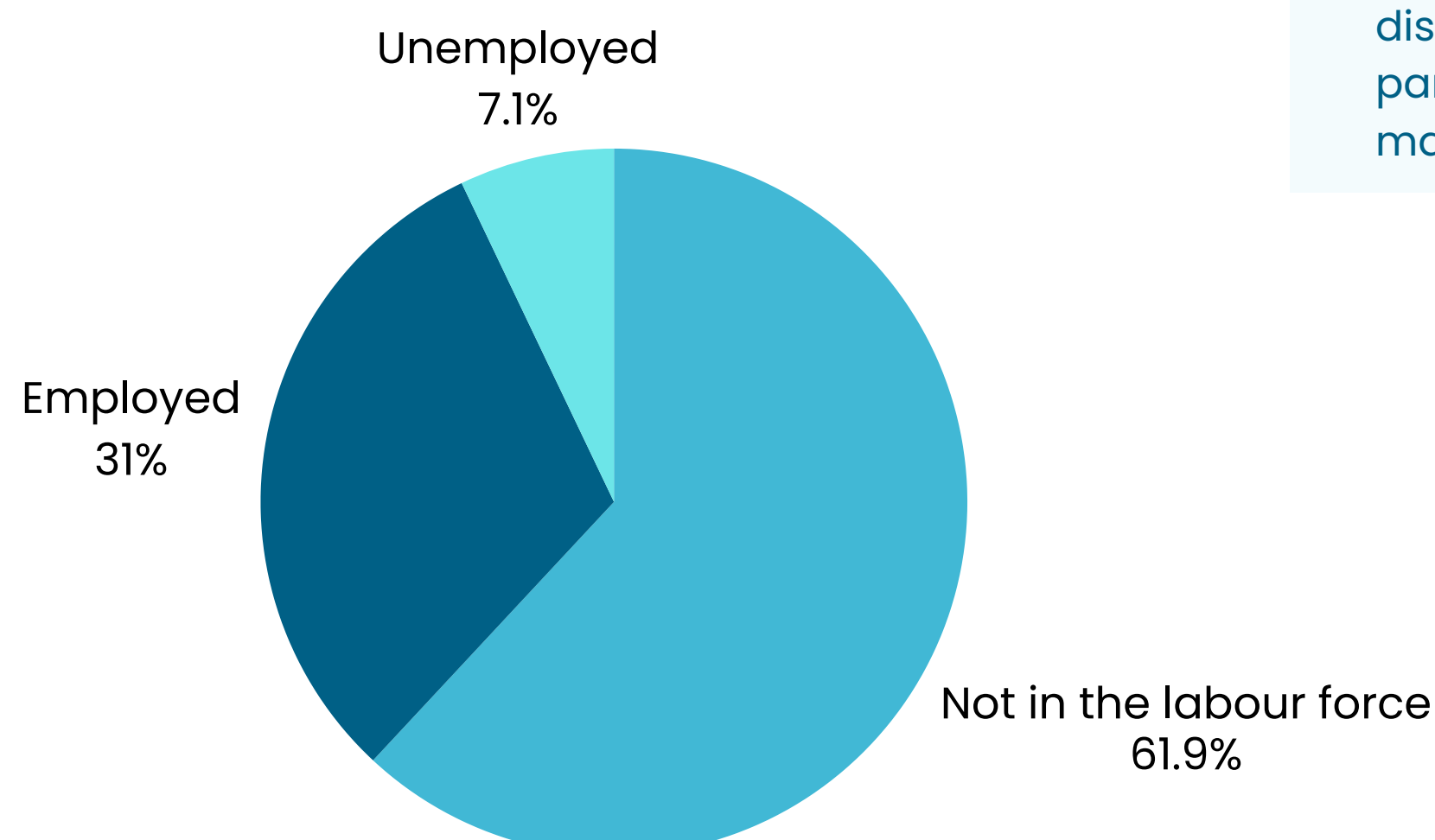
Economic Immigrants



Immigrants sponsored by family



Refugees



Economic immigrants are individuals selected to become permanent residents based on their ability to contribute to the Canadian economy. This includes skilled workers, business immigrants, caregivers, and more.

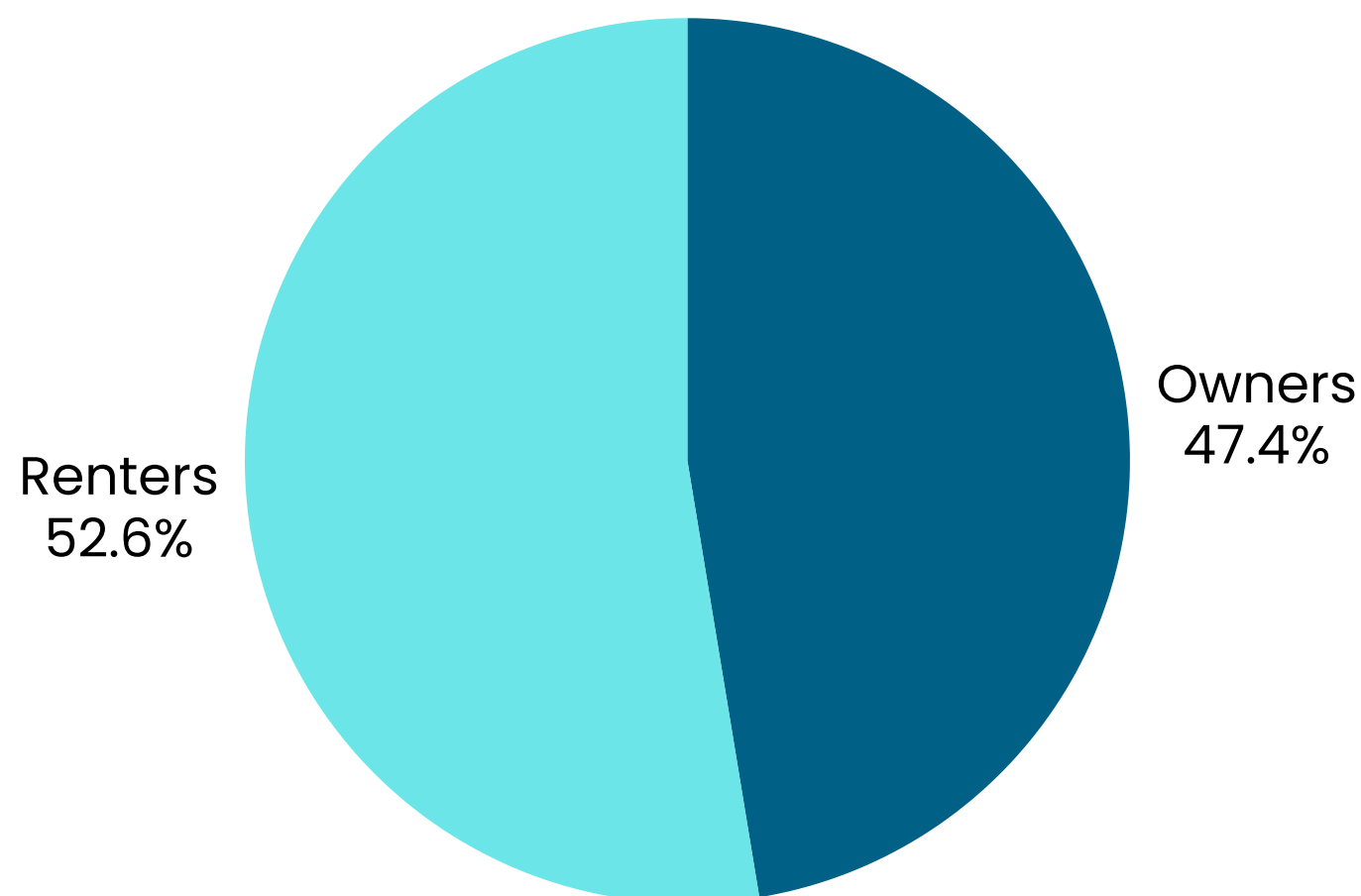
Family-sponsored immigrants are individuals who become permanent residents through sponsorship by a close family member already living in Canada. This includes spouses, partners, children, parents, and grandparents.

Refugees are individuals who have been forced to flee their country due to persecution, war, or violence.

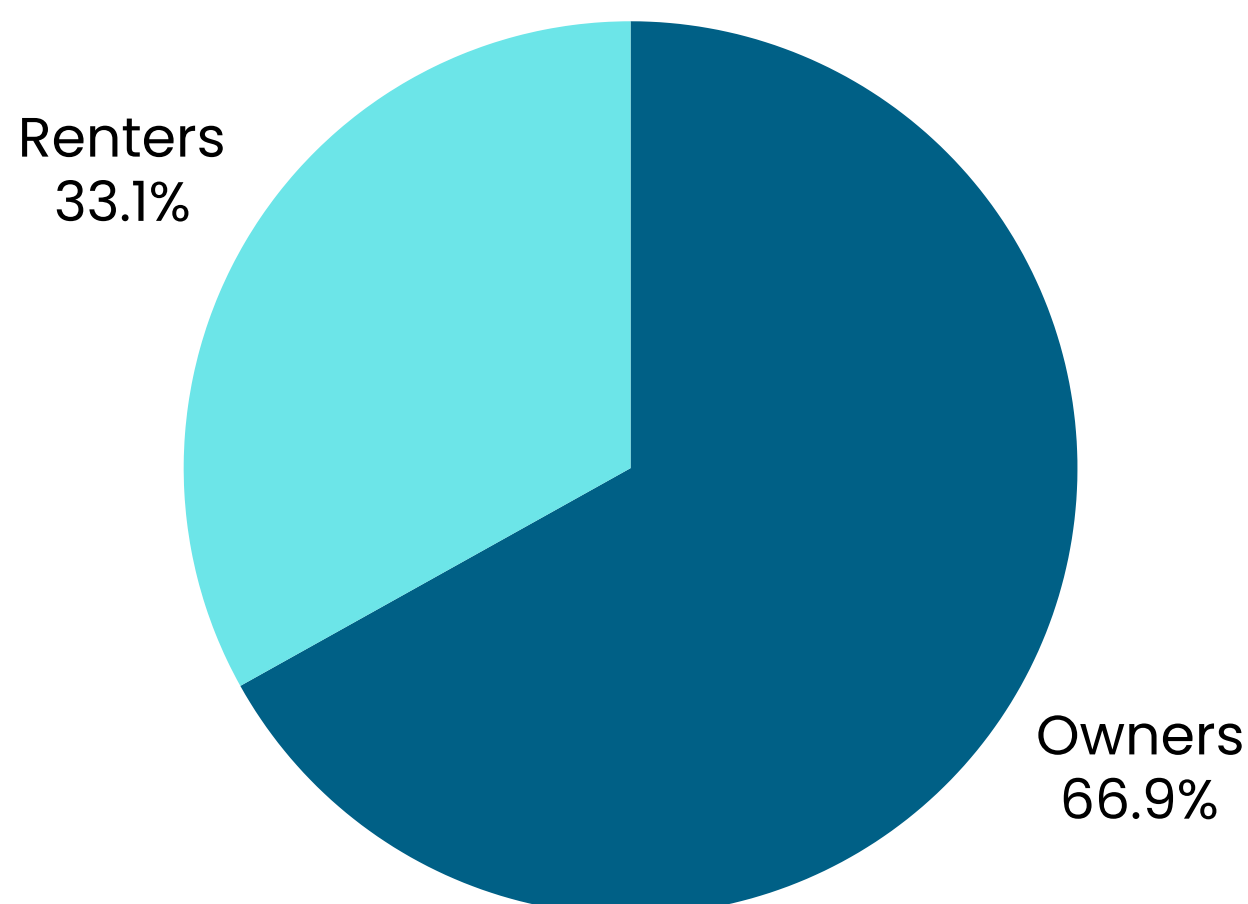
“Not in the labour force” refers to individuals who are neither employed nor actively seeking work. This group may include students, retirees, stay-at-home parents or caregivers, people with disabilities, and others not participating in the job market.

Housing among Delta's Immigrants (2016–2021)

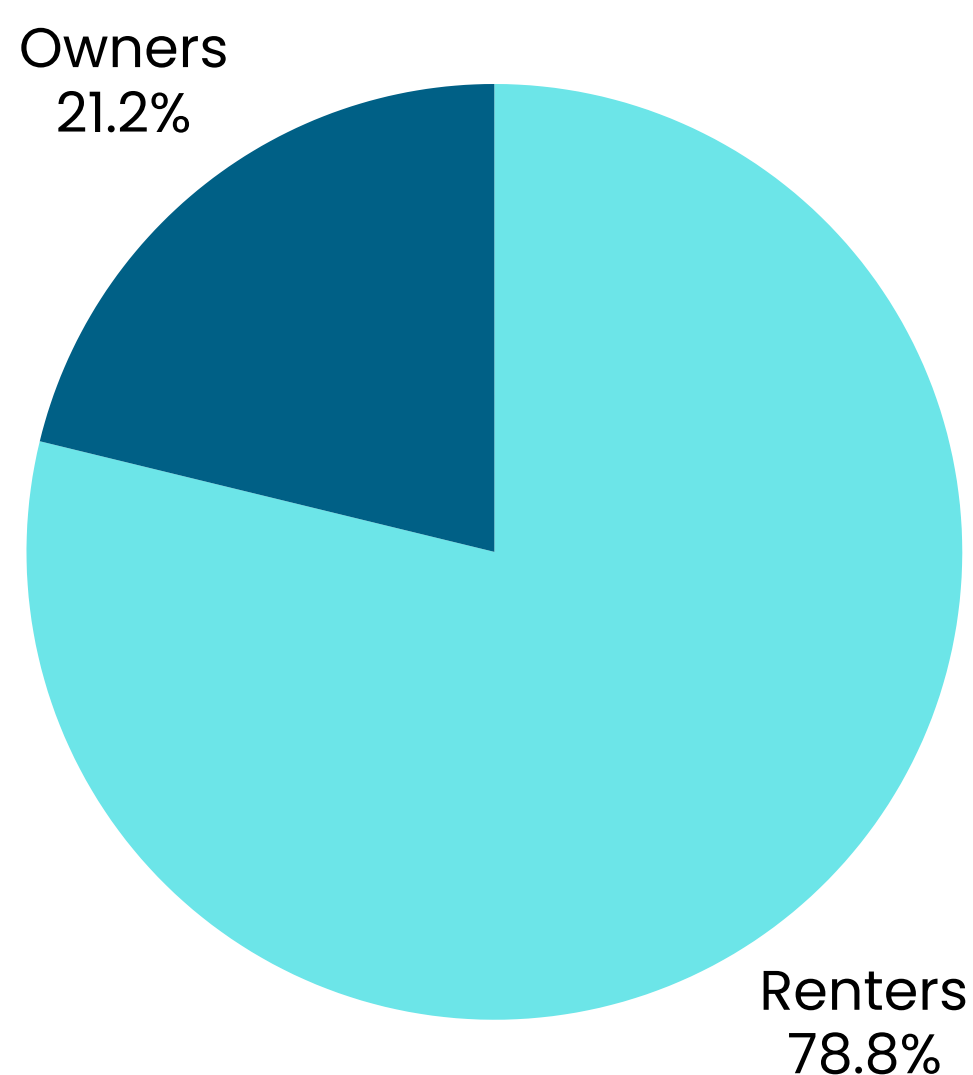
Economic Immigrants



Immigrants sponsored by family



Refugees



Between 2016 and 2021, 50.5% of immigrants including those in the economic, sponsored, refugee, and other categories were renters, while 49.5% were homeowners, showing an almost even split.

In terms of housing type, 59.7% lived in an “other attached dwelling”, such as duplexes, triplexes, semi-detached houses, or linked homes (connected underground or by garages). Meanwhile, 38.8% lived in single-detached houses.

Importantly, 60.3% of immigrants and refugees who arrived between 2016 and 2021 lived in households that fell below at least one of the core housing need indicators:

- **Affordability:** 31.3% spent 30% or more of their household income on shelter costs
- **Suitability:** 33.0% reported their housing was not suitable for their needs
- **Adequacy:** 4.9% indicated their home required major repairs

It's important to note that housing and income are closely linked, immigrants often face significantly higher poverty rates due to multiple settlement barriers. For example, in 2015, **while the average income of Delta's labour force was \$49,483, recent immigrants earned less than half that amount at \$23,424.**¹ These economic challenges directly affect housing stability, affordability, and access to suitable living conditions.

Delta's Communities: North Delta, Ladner, and Tsawwassen

Immigrant Population Dynamics in Delta Communities

North Delta is the most populous community in Delta, with a population of 60,769. Of that, 21,480 are immigrants, including 3,495 recent immigrants and 3,225 non-permanent residents. As of the 2021 Census, 41% of North Delta's population are immigrants.⁷

Ladner is a historic fishing village located in the northwestern part of the City of Delta. It has a population of 23,016, with 4,840 residents who are immigrants. Among them, 455 are recent immigrants, and 215 are non-permanent residents. According to the 2021 Census, immigrants make up 23% of Ladner's population.⁸

Tsawwassen Tsawwassen is a suburban, seaside town located on a peninsula in the southwestern corner of the City of Delta. The northeast of the community are the lands of Tsawwassen First Nation (scəwəθən məsteyəxw).⁹ Tsawwassen has a population of 23,940, with 4,975 immigrants, including 460 recent immigrants and 385 non-permanent residents. According to the 2021 Census, immigrants make up 23% of Tsawwassen's population.⁹

Where Do Immigrants vs Recent Immigrants in Delta's Communities Come From?

Immigrants in Delta's Communities

Immigrants (North Delta)	Immigrants (Ladner)	Immigrants (Tsawwassen)
India	45%	U.K. 16%
U.K.	12%	China 13%
China	10%	Germany 13%
Philippines	8%	Philippines 11%
Hong Kong	3%	U.S. 7%

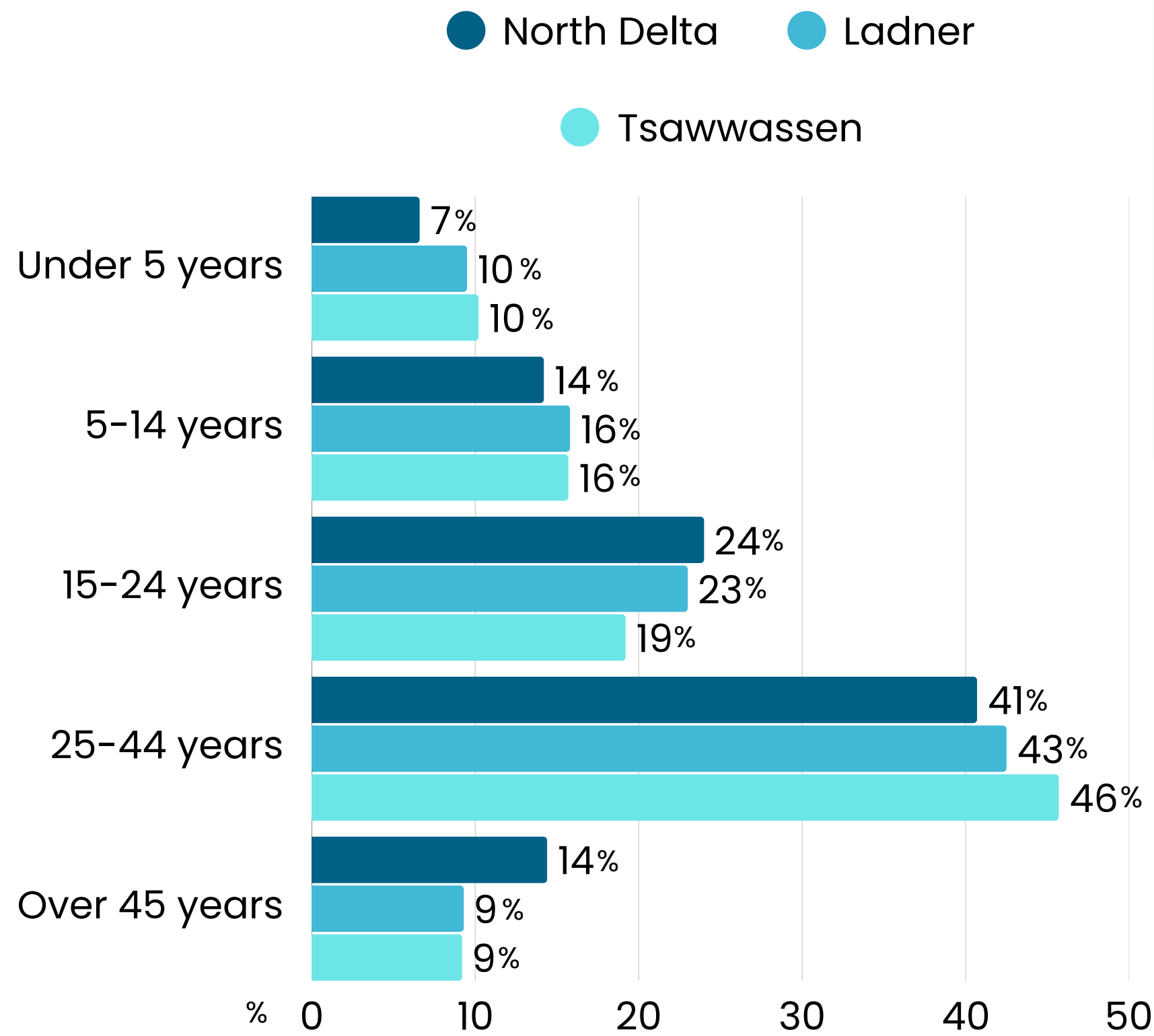
Recent Immigrants in Delta's Communities

Recent Immigrants (North Delta)	Recent Immigrants (Ladner)	Recent Immigrants (Tsawwassen)
India	54%	China 23%
China	10%	Philippines 20%
Syria	6%	U.S. 18%
Philippines	5%	U.K. 8%
Pakistan	1%	Mexico 6%

Delta's Communities: North Delta, Ladner, and Tsawwassen

%

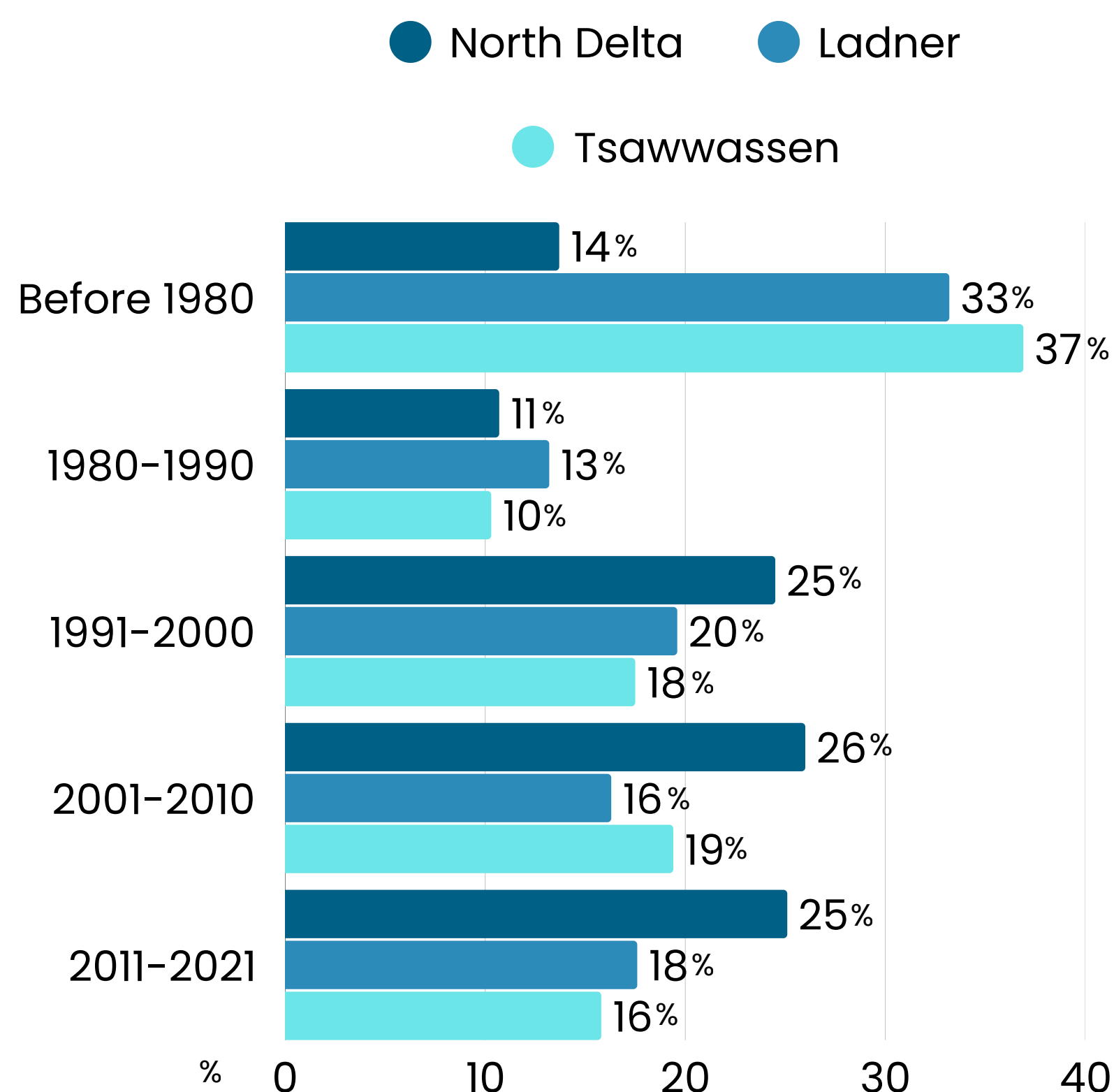
Age of Immigrants



The majority of immigrants in Delta are between the ages of 25 and 44, with the 15–24 age group following closely behind.

When looking at immigration periods, Ladner and Tsawwassen have a significantly higher proportion of immigrants who arrived before 1980. In contrast, most new immigrants to North Delta arrived between 2001–2010, followed by 1991–2000 and 2011–2021.

Period of Immigration



Citations

- ¹ **City of Delta.** (2023). Delta Social Action Plan 2023–2028: Mobilizing and Driving Equity (MADE in Delta). <https://www.delta.ca/media/3280>
- ² **City of Delta.** (n.d.). Social Planning: Supporting New Immigrants. <https://www.delta.ca/community-culture/social-planning/supporting-new-immigrants>
- ³ **NewToBC.** (2023). Immigrant Demographics 2023: City of Delta, BC. <https://newtobc.ca/wp-content/uploads/2023/11/2023-NewToBC-Delta-DemoProfile-WEB-Final.pdf>
- ⁴ **Gyarmati, S.** (2024). Here's Metro's population projections for Delta. Delta Optimist. <https://www.delta-optimist.com/local-news/heres-metros-population-projections-for-delta-9210064>
- ⁵ **City of Delta.** (2023). Metro Vancouver and Delta: Community Profile – 2021 Census Data. <https://www.delta.ca/media/3332>
- ⁶ **Community Data Program & National Local Immigration Partnership Secretariat.** (2025). Immigration and Housing Dashboard, 2021. <https://communitydata.ca/data/immigration-and-housing-dashboard-2021>
- ⁷ **City of Delta.** (2023). North Delta Community Profile – 2021 Census Data. <https://www.delta.ca/media/3333>
- ⁸ **City of Delta.** (2023). Ladner Community Profile – 2021 Census Data. <https://www.delta.ca/media/3331>
- ⁹ **City of Delta.** (2023). Tsawwassen Community Profile – 2021 Census Data. <https://www.delta.ca/media/3335>

About the Delta LIP

The Delta LIP is a collective of community partners, newcomers, united in the vision of cultivating a welcoming and inclusive city where all newcomers, immigrants, refugees, and citizens thrive. Through dialogue and research, Delta LIP members will collaborate on innovative and community-driven initiatives to meet the changing needs of the city. They will leverage their diverse perspectives, their expertise and pool resources to develop and deliver on strategies that prepare the community to welcome and fully include newcomers.

Contact

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Delta

Local Immigration Partnership

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