



CITY OF ABBOTSFORD

# 2011 Demographic Profiles

## Abbotsford Summary

Abbotsford Centre  
Aberdeen  
Babich  
Bradner - Mt. Lehman  
Clearbrook Centre  
East Townline  
Fairfield  
Matsqui Prairie  
McMillan  
Mill Lake  
Old Clayburn  
South Clearbrook  
South Poplar  
Sumas Mountain  
Sumas Prairie  
West Clearbrook  
West Townline  
Whatcom

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### Sources:

Statistics Canada, 2006 Census  
City of Abbotsford, Planning Services

### Additional information available:

[www.abbotsford.ca/demographics](http://www.abbotsford.ca/demographics)

### Released:

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### Contact Us

#### CITY OF ABBOTSFORD

Economic Development & Planning Services  
Community Planning  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
Tel: 604-864-5510  
Email: [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

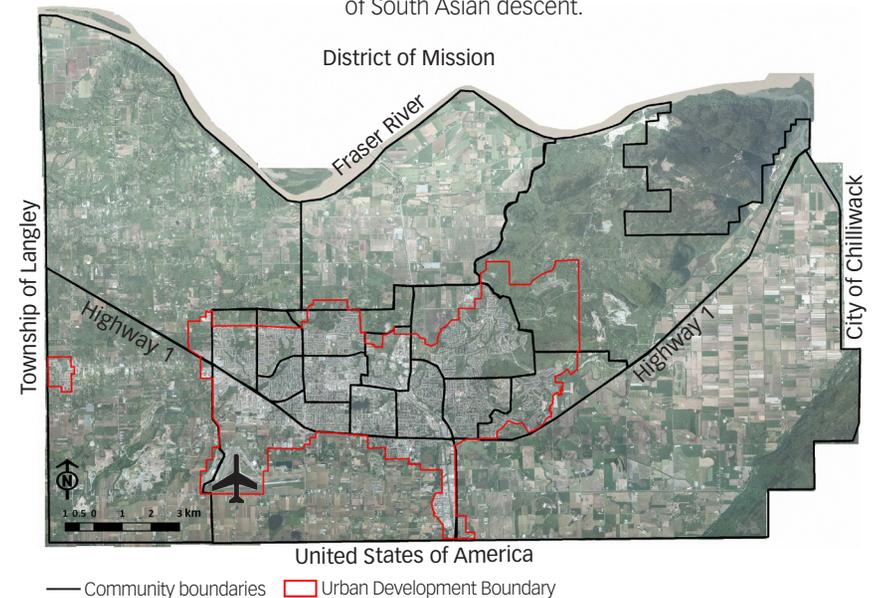
# Abbotsford Summary



The City of Abbotsford is situated in the central Fraser Valley of British Columbia and covers approximately 370 sq km, making it the largest municipality by area in the Lower Mainland. Abbotsford is known as the “City in the Country” surrounded by agricultural lands that anchor the economy. The economy is also fuelled by the manufacturing and aerospace sectors. The City has a dynamic and vibrant business community that is continuing to expand. In addition to a rapid rise in retail, commercial, and industrial development, Abbotsford has seen significant residential growth.

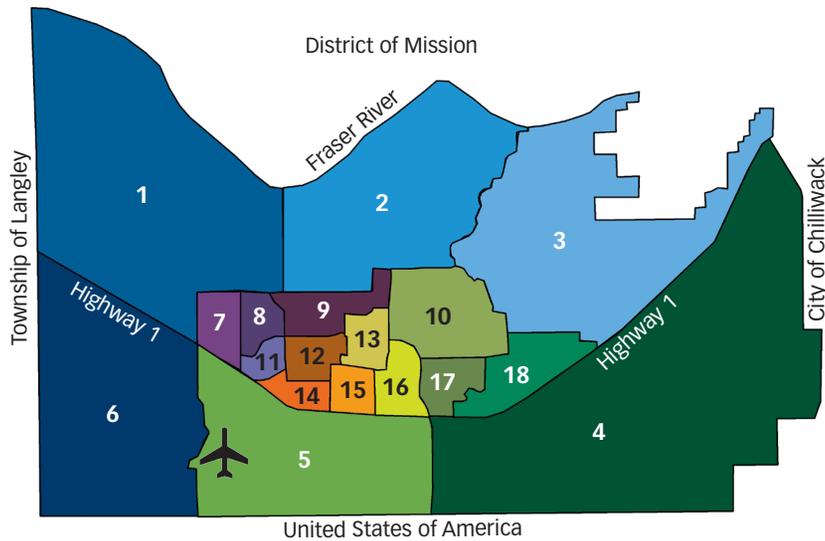
Landmarks include the state-of-the-art Abbotsford Regional Hospital and Cancer Centre (ARHCC), Mill Lake Park, historic downtown, the University of the Fraser Valley, and the Abbotsford International Airport (YXX).

The population of Abbotsford is 130,396; the fifth largest city in BC. The dominant age group is 40 to 49 years old. Abbotsford is a diverse community made up of many different ethnic and cultural groups, and 20% of the population is of South Asian descent.



— Community boundaries     Urban Development Boundary

# Statistical Snapshot



- |                         |                  |                       |                       |
|-------------------------|------------------|-----------------------|-----------------------|
| 1. Bradner - Mt. Lehman | 6. Aberdeen      | 11. West Clearbrook   | 16. Abbotsford Centre |
| 2. Matsqui Prairie      | 7. West Townline | 12. Clearbrook Centre | 17. McMillan          |
| 3. Sumas Mountain       | 8. East Townline | 13. Babich            | 18. Whatcom           |
| 4. Sumas Prairie        | 9. Fairfield     | 14. South Clearbrook  |                       |
| 5. South Poplar         | 10. Old Clayburn | 15. Mill Lake         |                       |

**Land use:**  
 Agricultural: 71.2% Residential: 16.0%  
 Industrial: 4.8% Institutional: 3.3%  
 Parks: 3.2% Commercial: 1.5%

**Population density:**  
 349 persons/sq km

**Net unit density:**  
 1.4 dwellings/hectare

**Tenure:**  
 rented: 27.3% owned: 72.7%

**Dominant dwelling type:**  
 single-detached house (43.7%)

**Dominant construction period:**  
 1971-1980 (21.0%)

**Median age:** 36.7  
**Dominant age group:**  
 40 to 49 years  
 (14.7% of total population)

**% children (<15):** 20.1

**% seniors (65+):** 14.0

**\$23,072**  
 median individual income  
 (before tax)

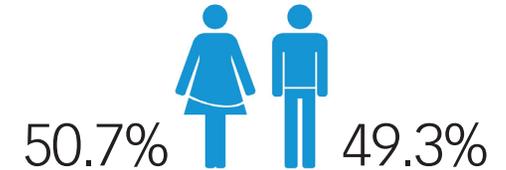
**\$53,974**  
 median household income  
 (before tax)

# Population

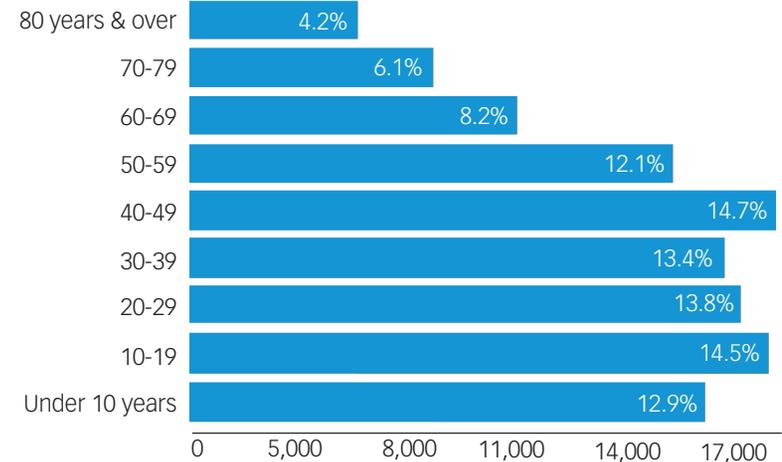


The dominant age group for the City of Abbotsford is 40 to 49 years. This is followed by residents 10 to 19 years. Slightly over half of the residents are female. By 2036, the population is estimated to reach 208,400.

## Gender



## Age



## Projected Growth

Year	Population	Density (persons/sq km)
2006	130,396	349
2010	138,000*	372*
2016	156,160*	418*
2026	182,150*	488*
2036	208,400*	558*

Population figures include Census undercount adjustment \* Estimated

# Income

The largest proportion of City residents 15 years and over earn between \$10,000 and \$19,999 annually, while households earn \$90,000 or more. Persons 15 years and older not in families have the highest incidence of low income.



## Individual Income\*

Under \$10,000	19,090	20.5%
\$10,000-\$19,999	22,570	24.3%
\$20,000-\$29,999	14,595	15.7%
\$30,000-\$39,999	11,575	12.4%
\$40,000-\$49,999	9,045	9.7%
\$50,000-\$59,999	5,510	5.9%
\$60,000 & over	10,655	11.5%

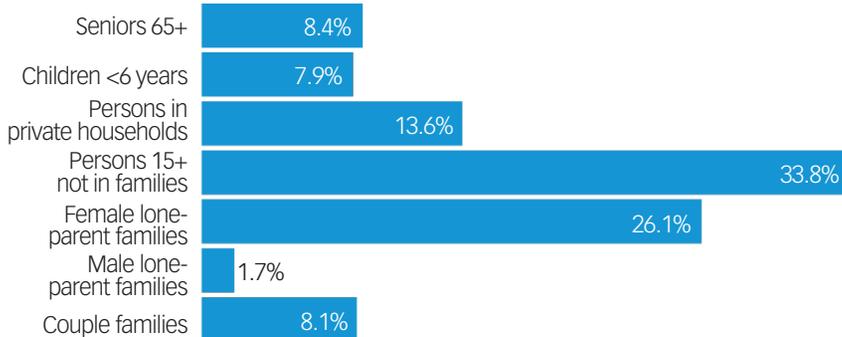
\* 15 years and over, before tax income

## Household Income\*

Under \$10,000	1,795	4.1%
\$10,000-\$29,999	8,800	20.2%
\$30,000-\$49,999	9,585	22.0%
\$50,000-\$69,999	7,775	17.9%
\$70,000-\$89,999	5,720	13.1%
\$90,000 & over	9,880	22.7%

\* Before tax income

## Low Income\*

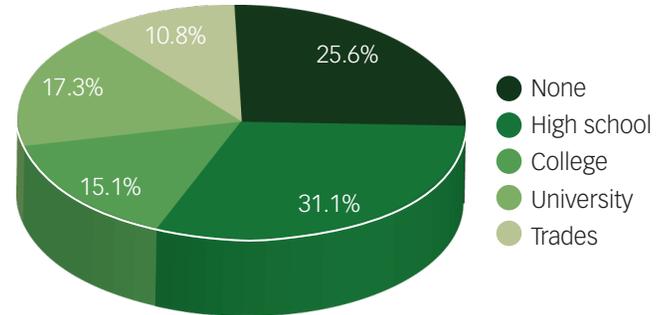


\* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOs), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

# Education & Labour

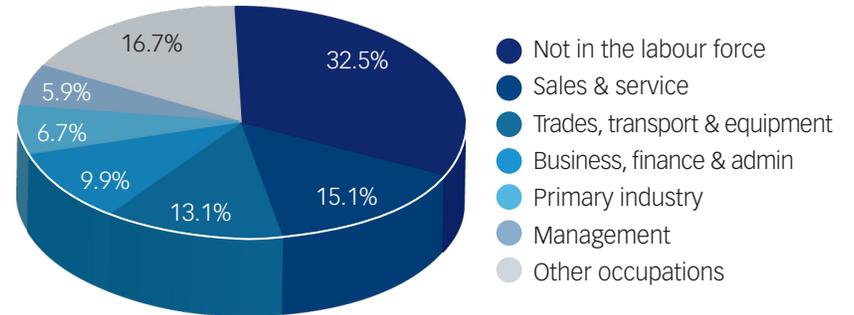
Approximately 43% of City residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

## Education (15 years & over)\*

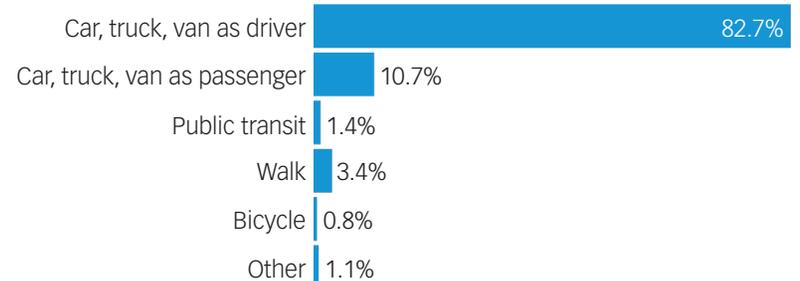


\* Highest level of education completed

## Labour Force (15 years & over)



## Mode of Travel to Work (15 years & over)



# Diversity

The City of Abbotsford received the greatest proportion of immigrants from 2001 to 2006. Between 2001 and 2006, the largest percentage of immigrants came from Southern Asia. Of all residents, almost 20% are South Asian.



## Ethnicity\*

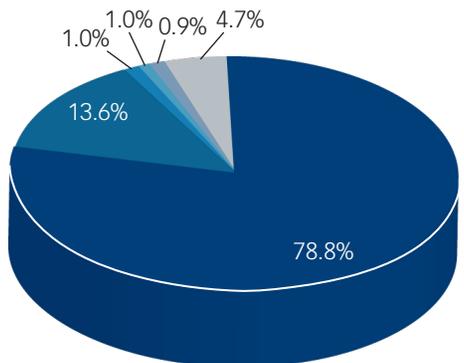
English	30,720	25.1%
German	25,795	21.1%
East Indian	21,490	17.6%
Canadian	21,320	17.5%
Scottish	20,755	17.0%

\* Data includes single and multiple responses

## Visible Minority

South Asian	23,360	19.1%
Chinese	2,080	1.7%
Southeast Asian	1,520	1.2%

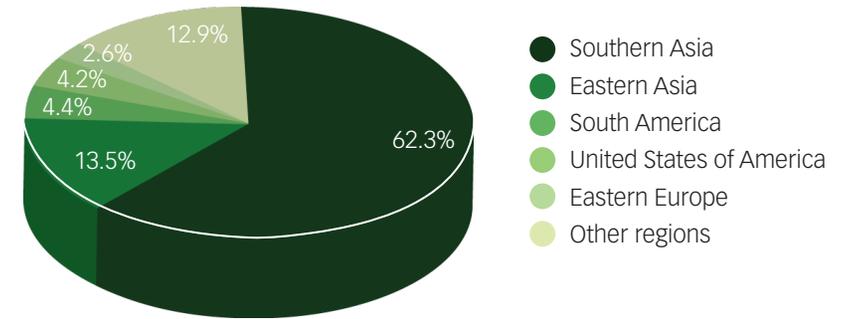
## Home Language



- English
- Panjabi (Punjabi)
- Korean
- German
- Chinese
- Other

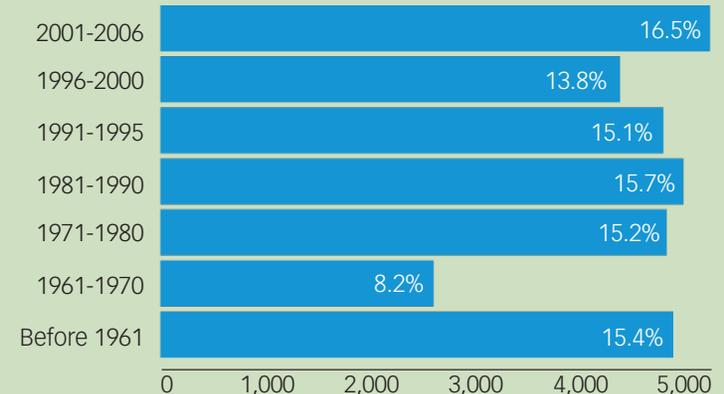
# Diversity

## Immigration by Place of Birth\*



\* Percent of total immigrant population

## Period of Immigration\*



\* Percent of total immigrant population

## Individual Mobility

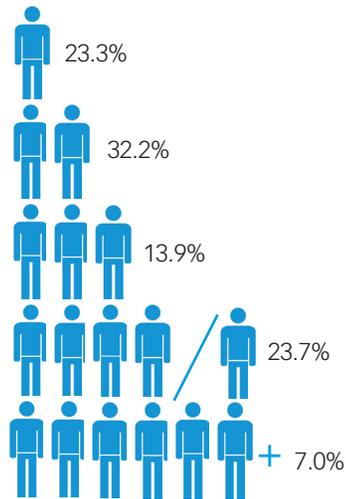
	1 Year	5 Year
Non-Movers	81.7%	49.5%
Movers*	18.3%	50.5%

\* Includes people who moved to or within the City of Abbotsford (had a change of address)

# Households

The City of Abbotsford has a total of 43,565 households. The average number of persons living in a household is 2.8, with two person households as the dominant type.

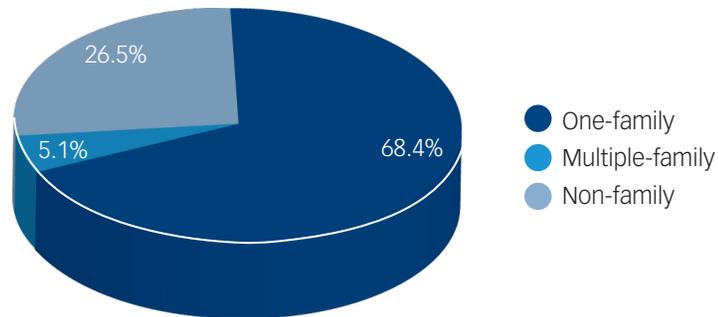
## Size



## Persons/Household



## Type\*



\* A one-family household consists of a single family. A multiple-family household is made up of two or more families occupying the same dwelling. A non-family household consists either of one person living alone or of two or more persons who share a dwelling, but do not constitute a family.

# Families



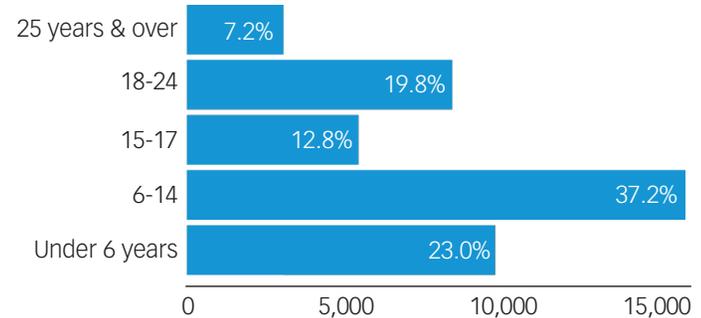
The majority of families in the City are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure

Two-parent families	29,695	85.9%
With no children at home	13,220	
With children at home	16,480	
Single-parent families*	4,880	14.1%

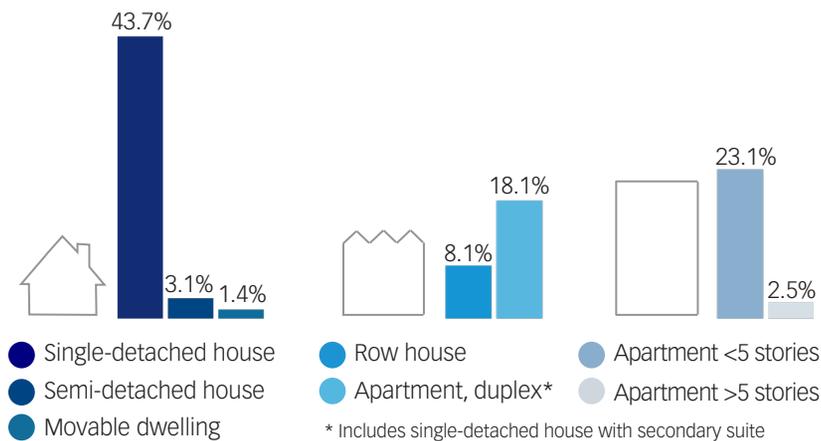
\* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

## Children at Home



# Dwellings

Almost a quarter of all residential dwellings in the City were constructed between 1971 and 1980, and approximately 26% of all dwellings require some repairs. The dominant dwelling type is single-detached houses, and over two thirds of all dwellings are owned.



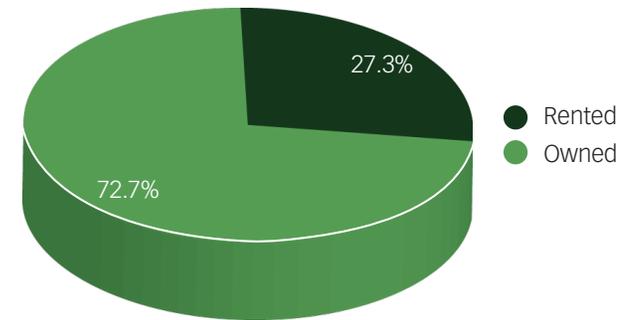
## Construction Period

Construction Period	Number of Dwellings	Percentage
Before 1946	1,025	2.4%
1946-1960	2,005	4.6%
1961-1970	4,025	9.2%
<b>1971-1980</b>	<b>9,160</b>	<b>21.0%</b>
1981-1985	5,750	13.2%
1986-1990	6,215	14.3%
1991-1995	7,305	16.8%
1996-2000	4,255	9.8%
2001-2006	3,820	8.8%

**\$358,684**  
average dwelling value

# Dwellings

## Tenure



## Rented Dwellings

**Average rent: \$767 / month**

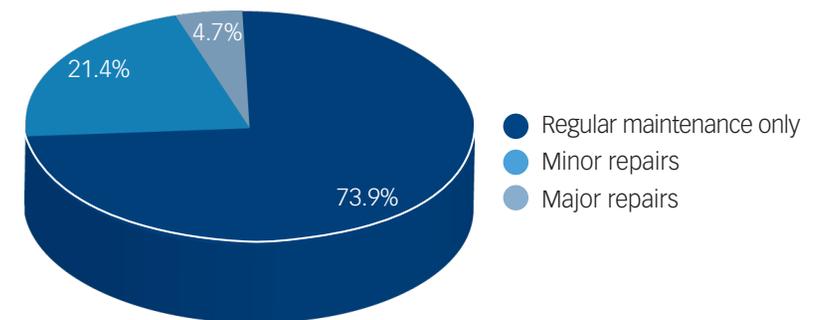
**Spending ≥30% of before tax income on gross rent: 4,965 / 41.7%**

## Owned Dwellings

**Average owner's major payments: \$1,140 / month**

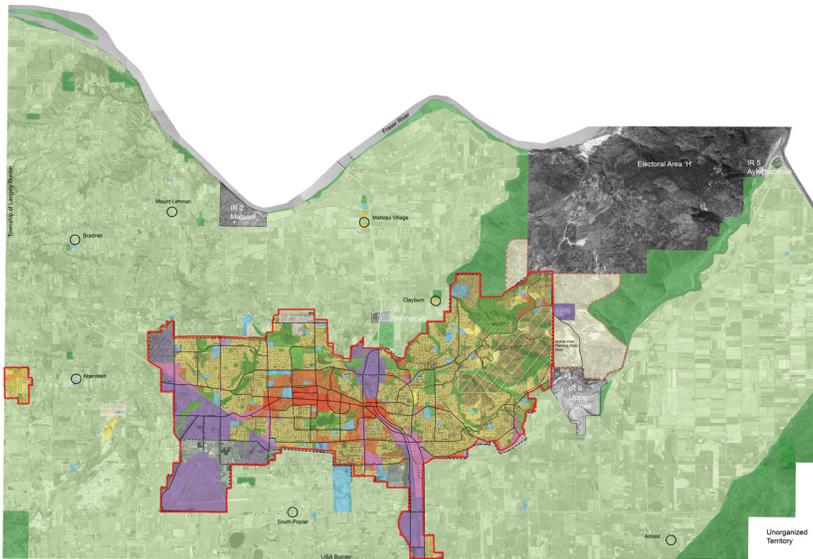
**Spending ≥30% of before tax income on major payments: 7,875 / 24.9%**

## Maintenance Required\*



\* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

## Official Community Plan (OCP) Policy Context



— Major Roads	City Residential	Industrial Reserve
Urban Development Boundary	Urban Residential	Institutional
City Centre	Suburban Residential	Resource/Conservation
Choice of Use	Industrial-Business	Agricultural
Commercial	Industrial-Business (CICP)	Rural Centres

Abbotsford's OCP vision supports the development of a compact urban area, complete with a high density, mixed-use City core, diverse, distinctive and pedestrian-friendly neighbourhoods with a range of housing options, ample employment opportunities, surrounded by agricultural lands that anchor the economy. With population projected over 200,000 by 2040, the OCP will act as the key guide in ensuring new residential and employment-based growth is directed into areas within the Urban Development Boundary (UDB), to help reduce greenhouse gas (GHG) emissions, support the development of a complete community and multi-modal travel opportunities that reduces development pressures on the Agricultural Land Reserve (ALR).

Key new growth areas in the UDB include historic downtown, the hillside developments of Vicarro Ranch and McKee Peak, new industrial areas within and surrounding the Abbotsford International Airport (YXX), and emerging nodes and corridors of transit supportive development, including the U District area surrounding the University of the Fraser Valley (UFV), the South Fraser Way and McCallum Road corridors, the 'High Street' node near the Mt. Lehman Interchange and the Marshall Road corridor servicing the Abbotsford Regional Hospital and Cancer Centre (ARHCC).

## Landmarks



### Abbotsford Regional Hospital & Cancer Centre (ARHCC)

ARHCC opened in 2008 and is a state-of-the-art 300 bed facility, with the cancer centre integrated into the hospital. The facility contributes to both the local and regional economy through employment, business and industry activity.



### Mill Lake Park

The park serves as a regional destination with many amenities for people of all ages and abilities including playgrounds, picnic facilities, an outdoor pool and a paved trail. The newly constructed spray park uses water from a dedicated well which is directed to a rock pit recharging the aquifer.



### Historic Downtown Abbotsford

Historic downtown provides a unique experience for residents and visitors. Heritage buildings and new development include various specialty shops, restaurants and services. The Abbotsford Downtown Business Association plays a major role in maintaining and promoting this important area.



### University of the Fraser Valley (UFV)

UFV is a fully accredited, public university that enrolls more than 15,000 students per year and is one of Abbotsford's key economic drivers. It has campuses in Abbotsford, Chilliwack, and Mission, with regional centres in Hope and Agassiz, and a growing presence in Chandigarh, India.



### Abbotsford International Airport (YXX)

YXX is a bustling regional airport, serving over 500,000 passengers annually. It is well known for hosting the annual Abbotsford International Airshow. YXX is one of the primary economic drivers in the City, and home to Conair Aviation, Cascade Aerospace, and other major aviation companies.



Harmony Housing



Civic Square



Agriculture



Eagle Mountain



Entertainment & Sports



Discovery Trail



Prepared by:

**Economic Development & Planning Services**

32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
604-864-5510

[planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)