



CITY OF ABBOTSFORD

# 2014 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

# Table of Contents

Statistical Snapshot	3
Population	4
Income	5
Education & Labour	6
Diversity	7
Households	9
Families	10
Dwellings	11
Agriculture in Abbotsford	13

### Sources:

1. 2011 Census
2. 2011 National Household Survey
3. City of Abbotsford, Planning Services
4. 2011 Census of Agriculture

### Additional information available:

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

### Released:

Fall 2014

### Contact Us

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Note that data from the voluntary 2011 National Household Survey is not as reliable as the 2011 Census, or any historical Census – use caution when comparing data between the 2014 and 2011 profiles. In particular, some areas have higher non-response rates than others in the 2011 National Household Survey. An average non-response rate is provided with each profile to help readers assess the data quality.

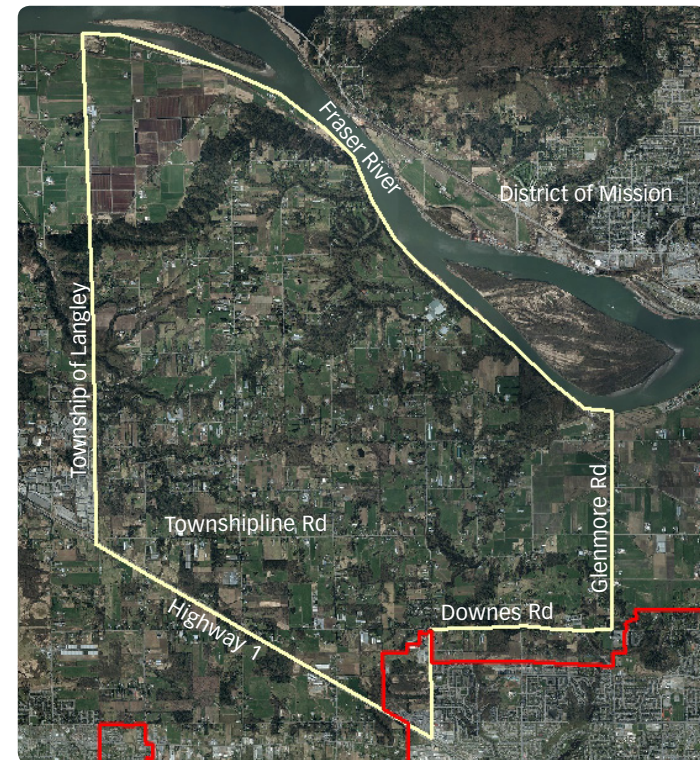
Average Bradner-Mt. Lehman non-response rate: **35.9%**

# Bradner-Mt. Lehman



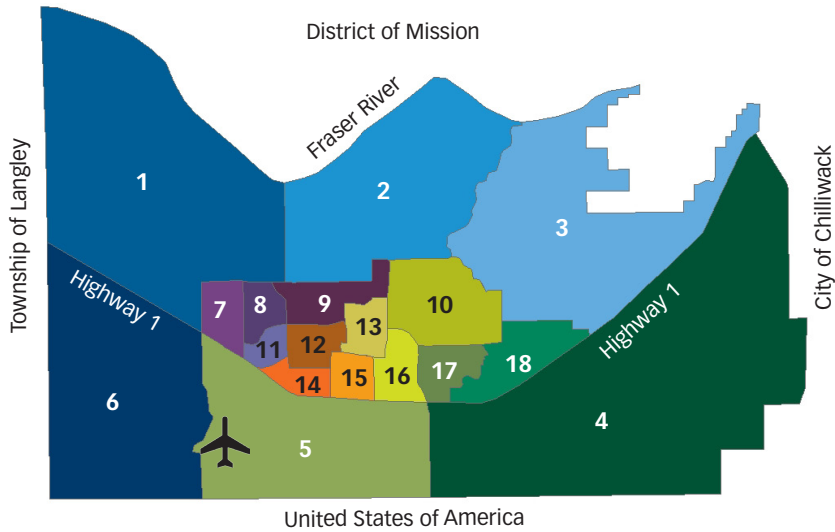
Bradner-Mt. Lehman is situated in the northwest corner of Abbotsford. Both Bradner and Mt. Lehman are small historic rural centres surrounded by agricultural lands. More than 95% of land use is related to agriculture.

The dominant age group of residents in Bradner-Mt. Lehman is 50 to 59 years. Most residents live in single-detached dwellings. Over 75% of dwellings are owned. Landmarks include Bradner Hall, where the annual Bradner Daffodil Show is held, Fire Hall No. 5 and the Mt. Lehman Library.



— Community boundary    □ 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: 96.8% Residential: 0.8%  
 Industrial: 0.3% Institutional: 0.8%  
 Parks: 1.2% Commercial: 0.3%

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

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

**Tenure:**  
 rented: 22.4% owned: 77.6%

**Dominant dwelling type:**  
 single-detached house (87.1%)

**Dominant construction period:**  
 1961-1980 (45.7%)

**Median age:** 41.2  
**Dominant age group:**  
 50 to 59  
 (16.7% of total population)

**% children (<15):** 19.4

**% seniors (65+):** 14.5

**\$29,704**  
 median individual income (before tax)  
 (\$26,428 in Abbotsford)

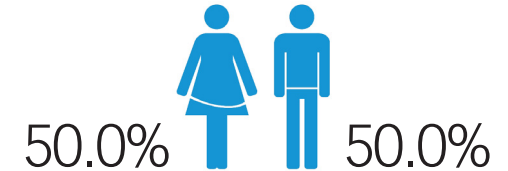
**\$72,654**  
 median household income (before tax)  
 (\$62,350 in Abbotsford)

# Population

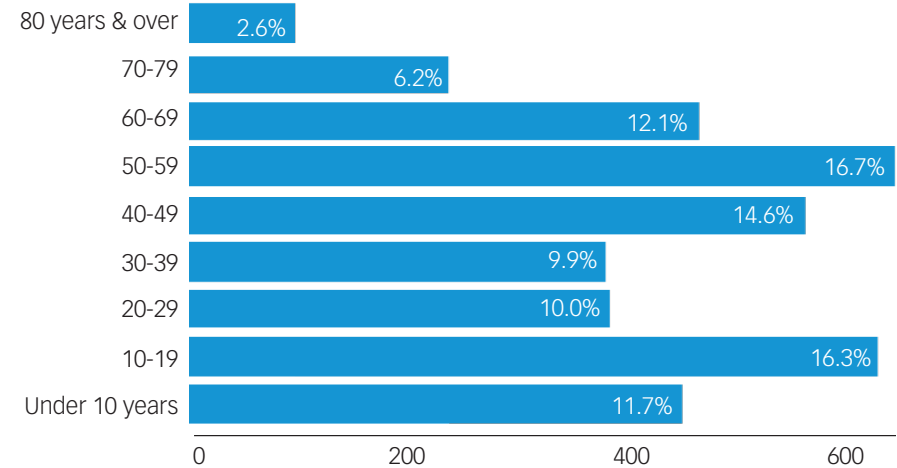


The dominant age group for Bradner-Mt. Lehman is 50 to 59 years. There are an equal number of women and men. By 2035, the population is estimated to reach 4,100.

## Gender<sup>1</sup>



## Age<sup>1</sup>



## Growth<sup>3</sup>

Year	Population	Density (persons/sq km)
2006	4,000	64
2011	3,900	62
2035	4,100*	65*

Population figures include Census undercount adjustment

\* Estimated

## Income

The largest proportion of Bradner-Mt. Lehman residents 15 years and over earn over \$60,000 annually, while households earn between \$50,000 and \$79,000 annually. Children 6 to 18 years in age have the highest incidence of low income.



### Individual Income<sup>2\*</sup>

Under \$10,000	515	19.2%
\$10,000-\$19,999	450	16.8%
\$20,000-\$29,999	380	14.2%
\$30,000-\$39,999	305	11.4%
\$40,000-\$49,999	205	7.6%
\$50,000-\$59,999	175	6.5%
\$60,000 & over	650	24.3%

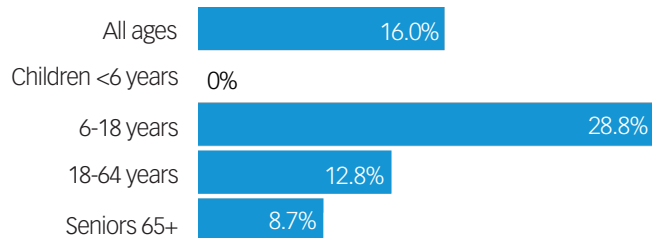
\* 15 years and over, before tax income

### Household Income<sup>2\*</sup>

Under \$10,000	0	0.0%
\$10,000-\$29,999	25	3.0%
\$30,000-\$49,999	120	14.5%
\$50,000-\$79,999	285	34.5%
\$80,000-\$99,999	125	15.2%
\$100,000 & over	270	32.7%

\* Before tax income

### Low Income<sup>2\*</sup>

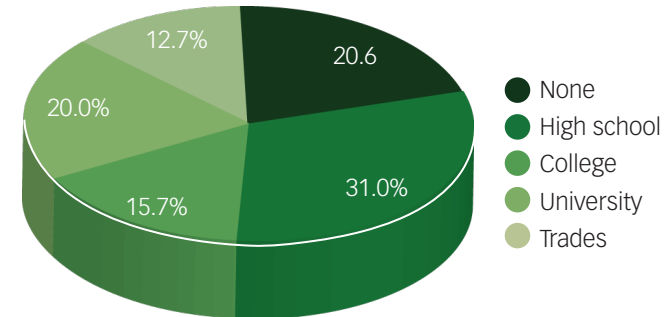


\* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

## Education & Labour

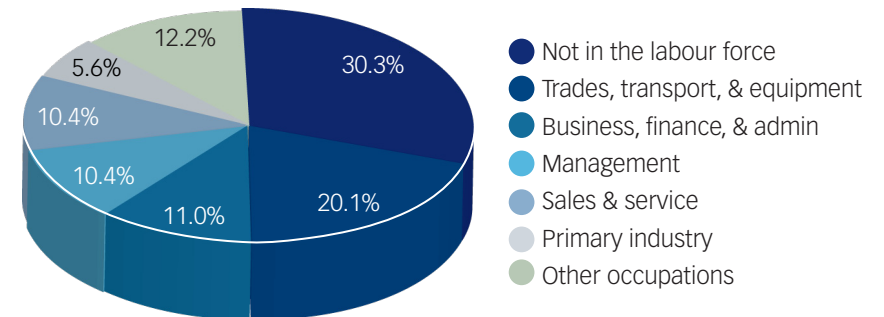
Almost half of Bradner-Mt. Lehman residents have some post-secondary education. Residents employed in trades, transport, and equipment related occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education<sup>2</sup> (15 years & over)\*

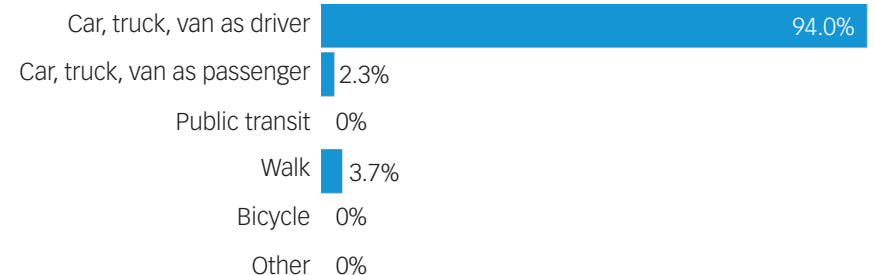


\* Highest level of education completed

### Labour Force<sup>2</sup> (15 years & over)



### Mode of Travel to Work<sup>2</sup> (15 years & over)



# Diversity

Bradner-Mt. Lehman received the greatest proportion of immigrants before 1971. The largest percentage of immigrants came from Europe. English is the dominant language spoken.



## Ethnicity<sup>2\*</sup>

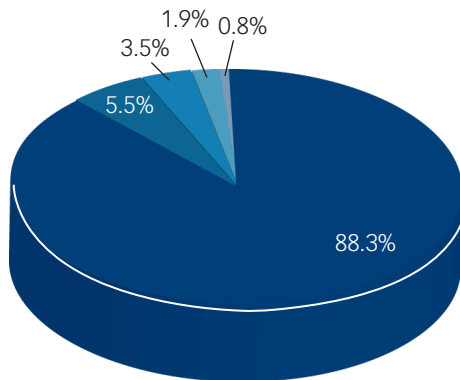
German	1,310	28.0%
English	1,090	23.3%
Canadian	880	18.8%
Dutch	735	15.7%
Scottish	670	14.3%

\* Data includes single and multiple responses

## Visible Minority<sup>2</sup>

South Asian	200	5.1%
Japanese	30	0.8%
Black	20	0.5%

## Language<sup>2\*</sup>



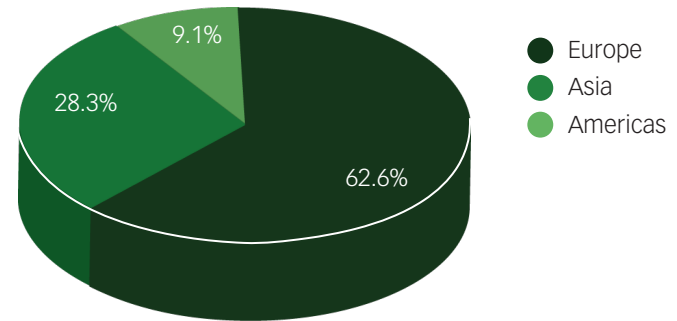
11.7%\*  
population in households where  
a non-official language is spoken

- English &/or French only
- German\*
- Panjabi (Punjabi)\*
- Dutch\*
- Other\*

\* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

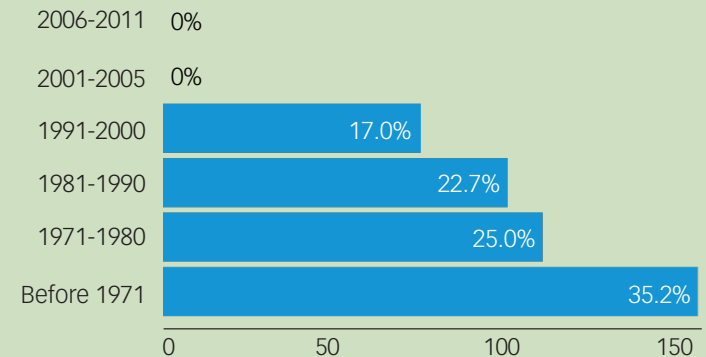
# Diversity

## Immigration by Place of Birth<sup>2\*</sup>



\* Percent of total immigrant population

## Period of Immigration<sup>2\*</sup>



\* Percent of total immigrant population

## Individual Mobility<sup>2</sup>

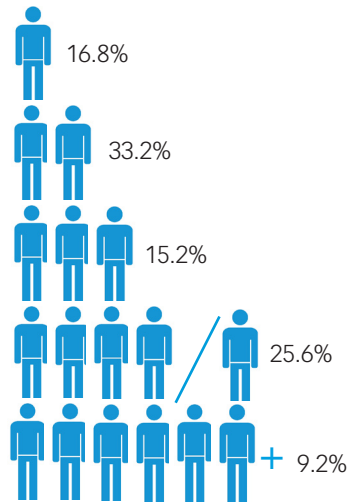
	1 Year	5 Year
Non-Movers	95.1%	69.4%
Movers*	4.9%	30.6%

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

# Households

Bradner-Mt. Lehman has a total of 1,260 households. The average number of persons living in a household is 3.0, with two person households as the dominant type.

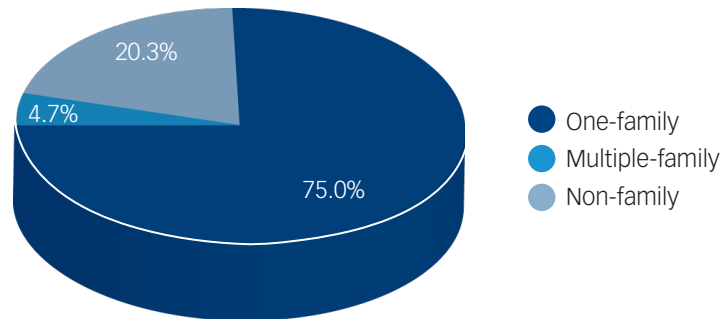
## Size<sup>1</sup>



## Persons/Household<sup>1</sup>



## Type<sup>1\*</sup>



\* 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



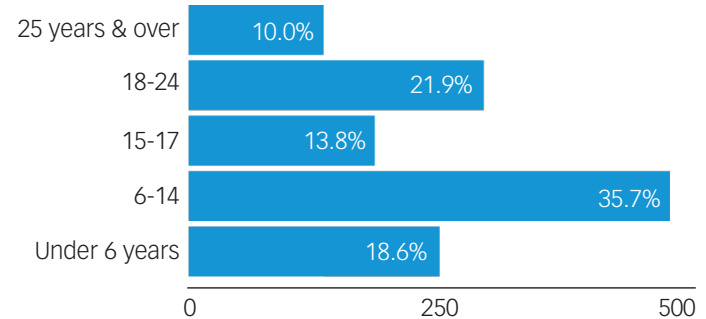
The majority of families in Bradner-Mt. Lehman are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure<sup>1</sup>

Two-parent families	970	90.2%
With no children at home	395	
With children at home	510	
Single-parent families*	105	9.8%

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

## Children at Home<sup>1</sup>

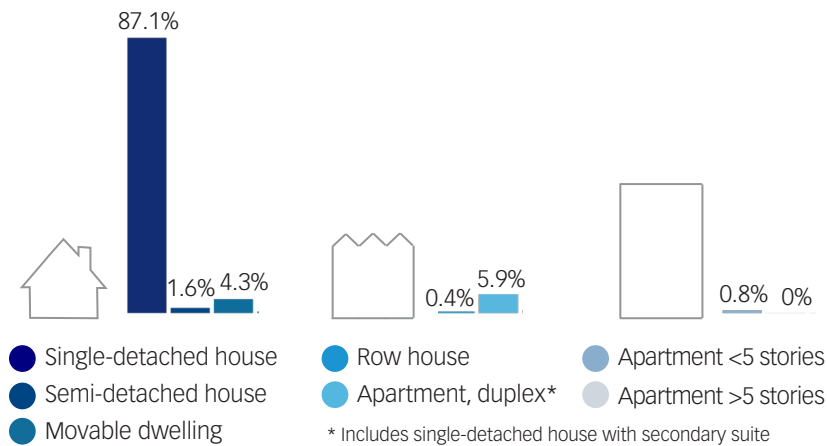


# Dwellings

Almost half of all residential dwellings in Bradner-Mt. Lehman were constructed between 1961 and 1980. The dominant dwelling type is single-detached houses, and over two thirds of all dwellings are owned.



## Housing Types<sup>1</sup>



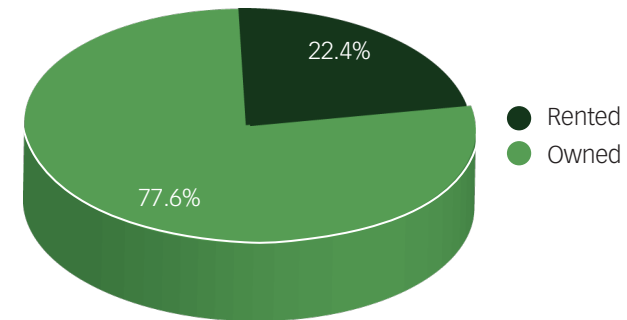
## Construction Period<sup>2</sup>

1960 or before	205	18.6%
<b>1961 to 1980</b>	<b>505</b>	<b>45.7%</b>
1981 to 1990	190	17.2%
1991 to 2000	185	16.7%
2001 to 2005	0	0.0%
2006 to 2011	20	1.8%

**\$719,780**  
average dwelling value<sup>2</sup>

# Dwellings

## Tenure<sup>2</sup>



## Rented Dwellings<sup>2</sup>

**Average rent: \$1,054 / month**

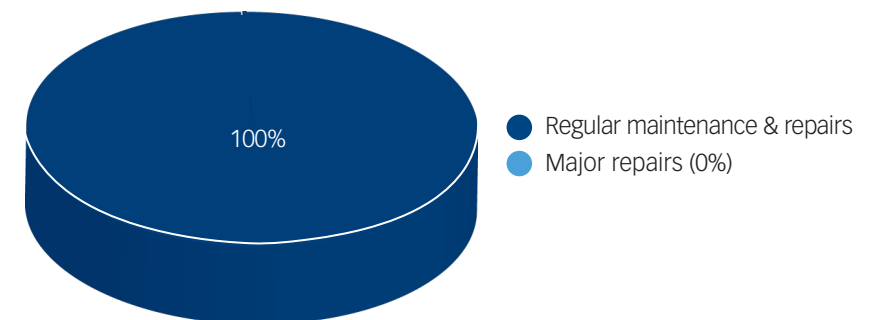
**Spending ≥30% of before tax income on gross rent: 0%**

## Owned Dwellings<sup>2</sup>

**Average owner's major payments: \$1,463 / month**

**Spending ≥30% of before tax income on major payments: 26.7%**

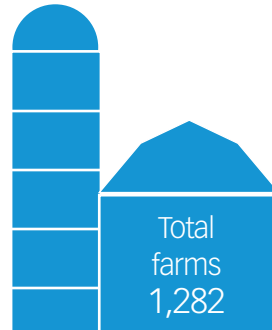
## Maintenance Required<sup>2\*</sup>



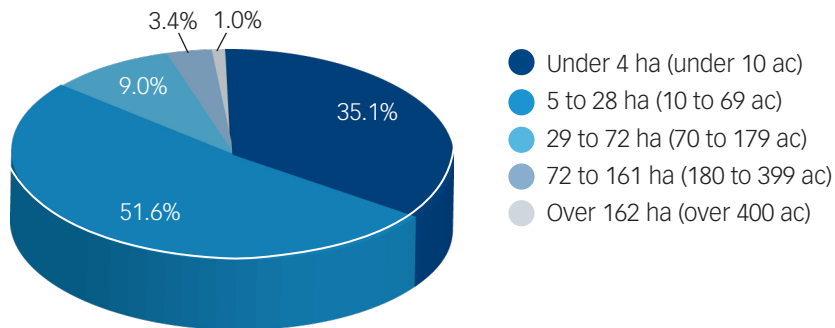
\* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

# Agriculture in Abbotsford

Abbotsford is one of the most intensively and diversely farmed areas in Canada, supporting a wide range of crop and livestock productions. Agriculture is one of the economic backbones of the city and in many ways defines Abbotsford.



## Farm Size<sup>4</sup>



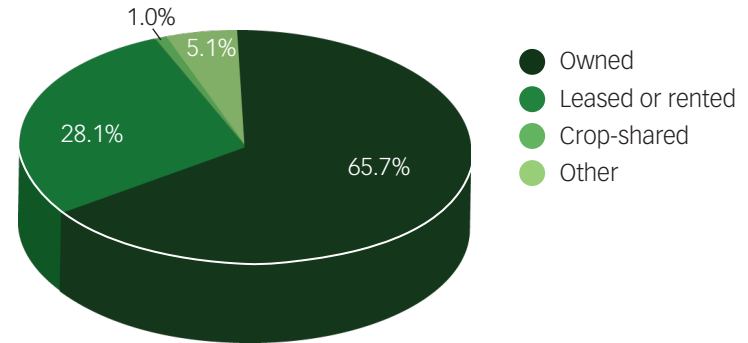
## Gross Farm Receipts<sup>4</sup>

Receipt Range	Count	Percentage
Under \$10,000	381	29.7%
\$10,000 to \$49,999	270	21.1%
\$50,000 to \$99,999	108	8.4%
\$100,000 to \$499,999	223	17.4%
\$500,000 to \$999,999	118	9.2%
\$1,000,000 to \$1,999,999	119	9.3%
\$2,000,000 & over	63	4.9%

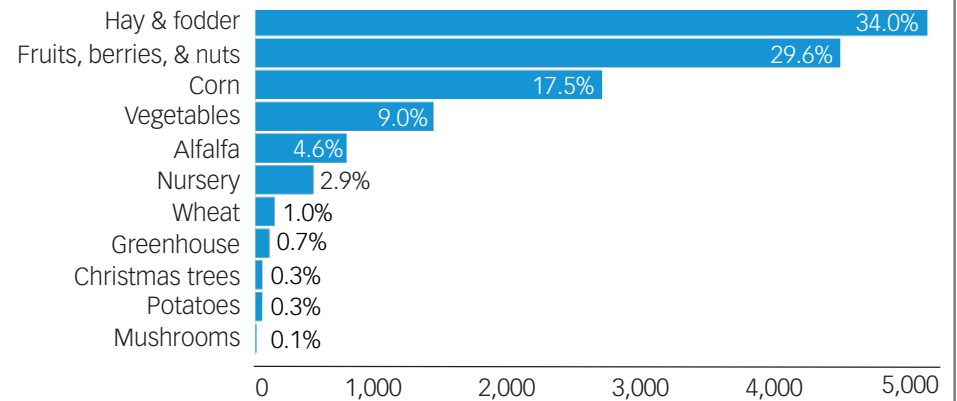
**\$639,780,251**  
Total gross farm receipts

**7005**  
Total # of farm employees

## Farm Tenure<sup>4</sup>



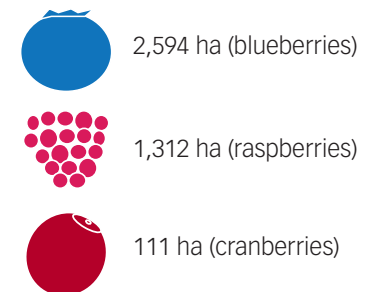
## Hay & Field Crops<sup>4</sup> (ha)



## Livestock & Poultry<sup>4</sup>

Total poultry	9,102,027
Total pigs	51,530
Total cattle & calves	28,694
Other livestock	1,595
Total sheep & lambs	1,279
Honeybees (colonies)	2,935
Table eggs (dozens)	39,006,769

## Top Fruits Produced<sup>4</sup> (ha)







Bradner Daffodil Show



Mt. Lehman



Mt. Lehman Hall



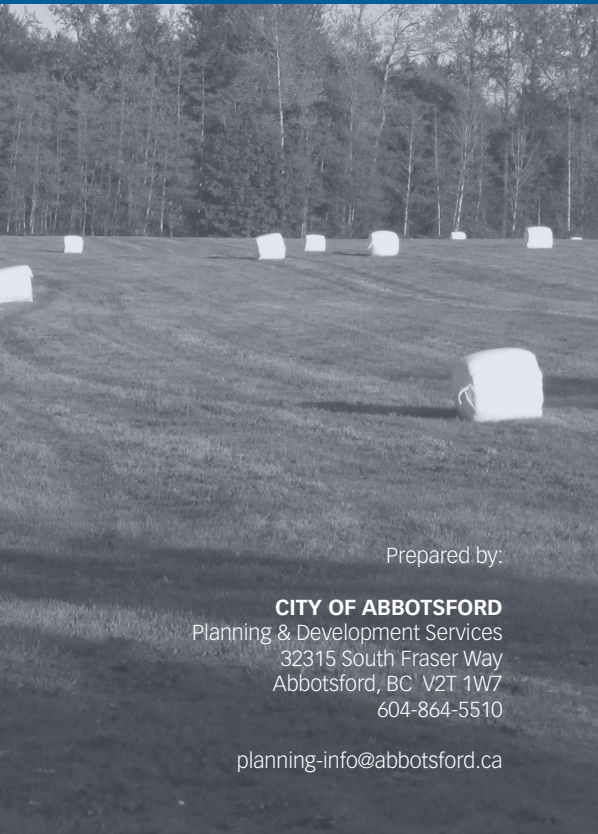
Agriculture



Mt. Lehman Church



Tanglebank Gardens



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