



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

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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

Released:

Fall 2014

Contact Us

CITY OF ABBOTSFORD

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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 city-wide non-response rate: **32.3%**

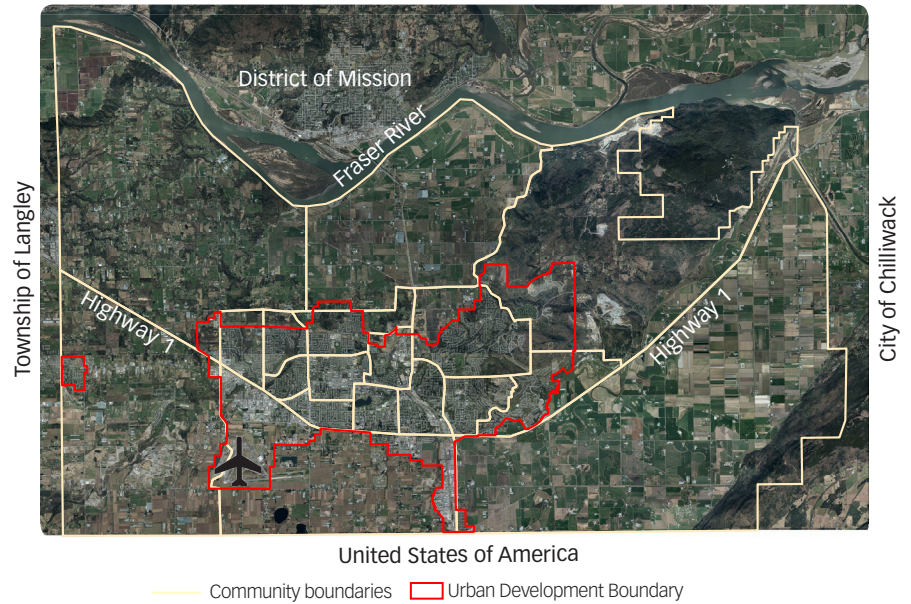


Abbotsford Summary

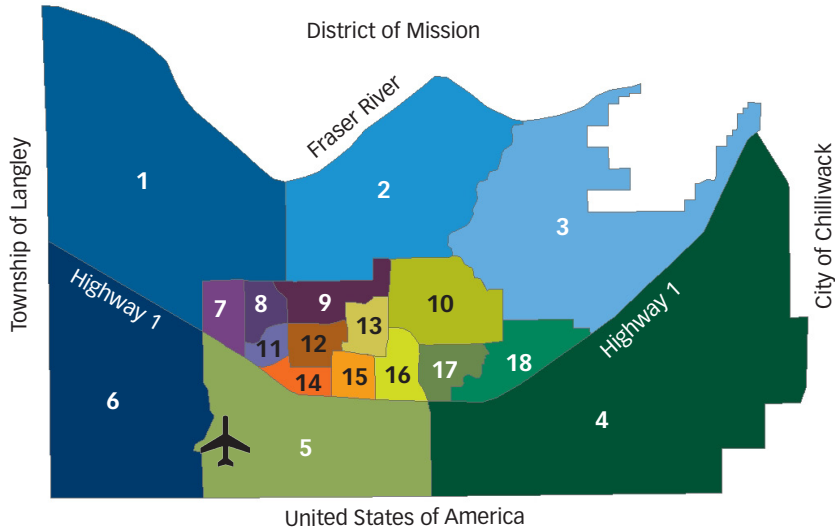
The City of Abbotsford is situated in the central Fraser Valley of British Columbia and covers approximately 370 km², making it the largest municipality by area in the Lower Mainland. Abbotsford is known as the “City in the Country” surrounded by agricultural lands that anchor the economy. The economy 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 138,000; the fifth largest city in BC. The dominant age groups are 20 to 29 and 40 to 49 years. Abbotsford is a diverse community made up of many different ethnic and cultural groups, and 23% of the population is of South Asian descent.



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:
 370 persons/km²

Net unit density:
 1.4 dwellings/hectare

Tenure:
 rented: 26.2% owned: 73.8%

Dominant dwelling type:
 single-detached house (43.6%)

Dominant construction period:
 1961-1980 (28.0%)

Median age: 37.9

Dominant age group:
 40 to 49 years and 20 to 29 years
 (each 13.8% of total population)

% children (<15): 18.9

% seniors (65+): 14.7

\$26,428
 median individual income
 (before tax)

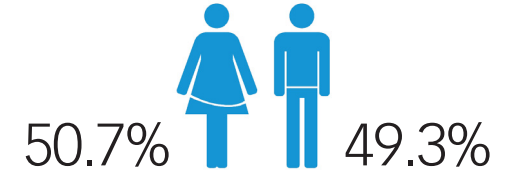
\$62,350
 median household income
 (before tax)

Population

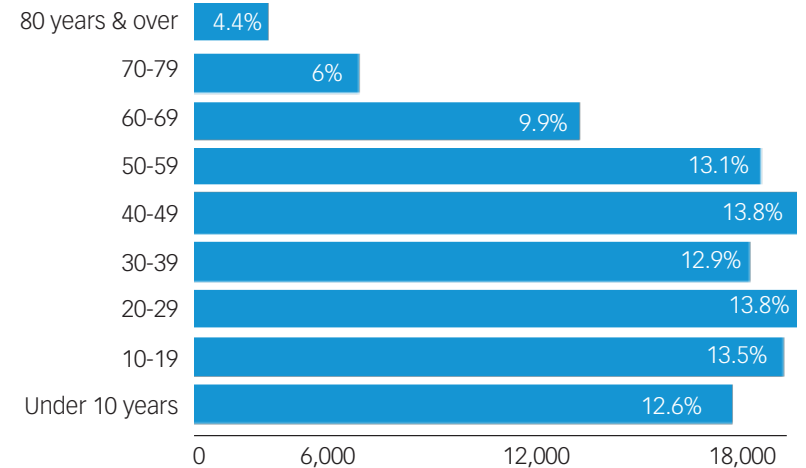


The dominant age groups for the City of Abbotsford are 20 to 29 years and by residents 40 to 49 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 200,000.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	129,500	347
2011	138,000	370
2035	200,000*	536*

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 \$100,000 or more. Persons 6 to 18 years in age have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	18,435	18.4%
\$10,000-\$19,999	21,430	21.4%
\$20,000-\$29,999	14,850	14.8%
\$30,000-\$39,999	12,005	12.0%
\$40,000-\$49,999	9,360	9.3%
\$50,000-\$59,999	7,040	7.0%
\$60,000 & over	17,115	17.1%

* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	1,875	4.0%
\$10,000-\$29,999	7,625	16.4%
\$30,000-\$49,999	9,100	19.6%
\$50,000-\$79,999	10,280	22.1%
\$80,000-\$99,999	5,380	11.6%
\$100,000 & over	12,200	26.3%

* Before tax income

Low Income^{2*}

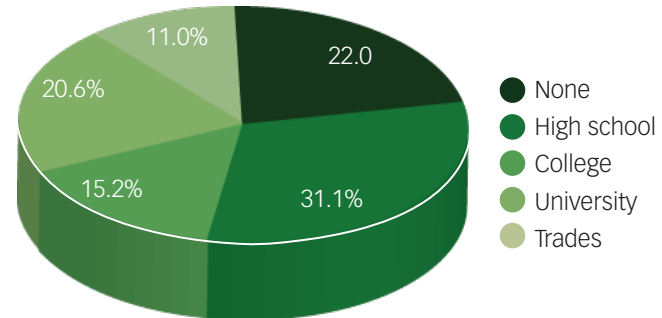


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

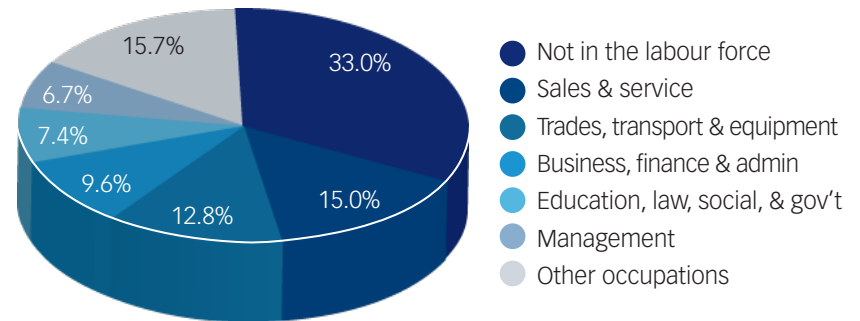
Approximately 47% of City residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)*

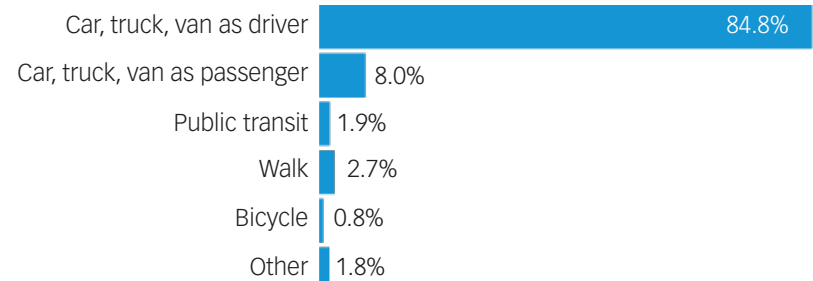


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

The City of Abbotsford received the greatest proportion of immigrants from 1991 to 2000. The largest percentage of immigrants came from South Asia. Of all residents, approximately 23% are South Asian.



Ethnicity*²

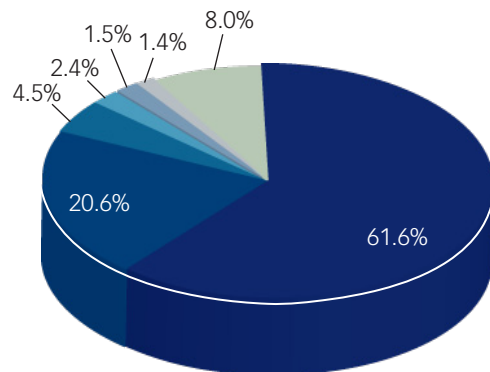
English	30,415	23.2%
East Indian	26,785	20.5%
Canadian	25,585	19.5%
German	25,390	19.4%
Scottish	20,645	15.8%

* Data includes single and multiple responses

Visible Minority²

South Asian	29,725	22.7%
Chinese	1,805	1.4%
Korean	1,465	1.1%

Language²



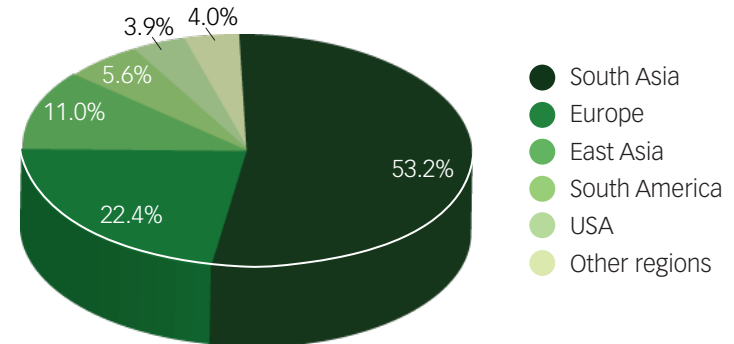
38.4%*
population in households where
a non-official language is spoken

- English &/or French only
- Panjabi (Punjabi)*
- German*
- Hindi*
- Spanish*
- 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.

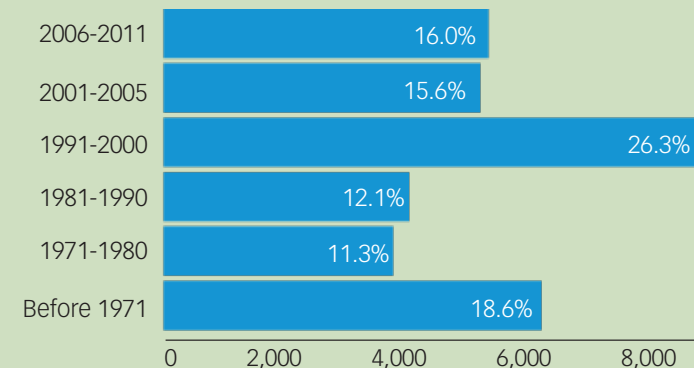
Diversity

Immigration by Place of Birth^{2*}



* Percent of total immigrant population

Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

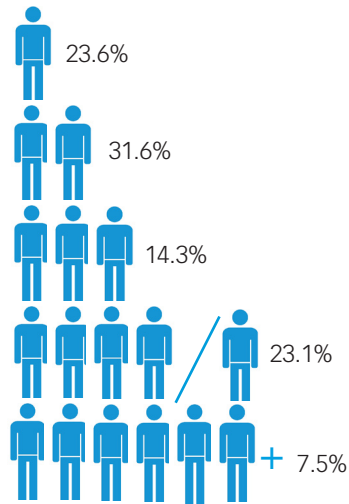
	1 Year	5 Year
Non-Movers	85.8%	55.1%
Movers*	14.2%	44.9%

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

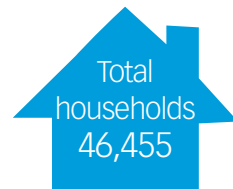
Households

The City of Abbotsford has a total of 46,455 households. The average number of persons living in a household is 2.8, with two person households as the dominant type.

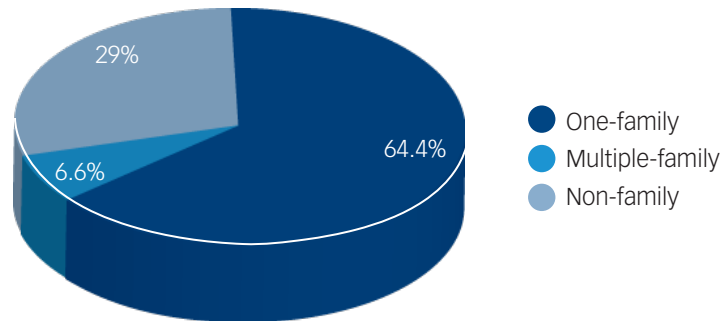
Size¹



Persons/Household¹



Type^{1*}



* 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



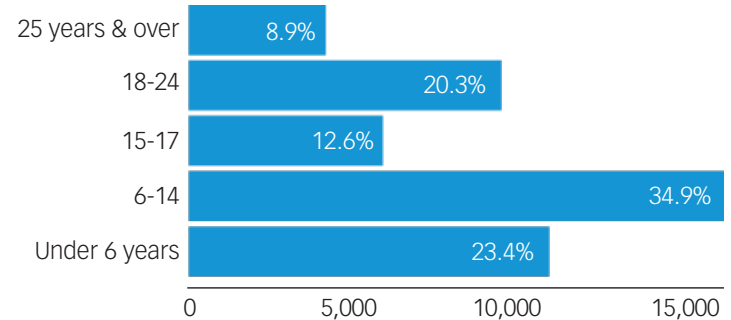
The majority of families in the City are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	24,290	86.8%
With no children at home	11,245	
With children at home	13,050	
Single-parent families*	3,690	13.2%

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

Children at Home¹

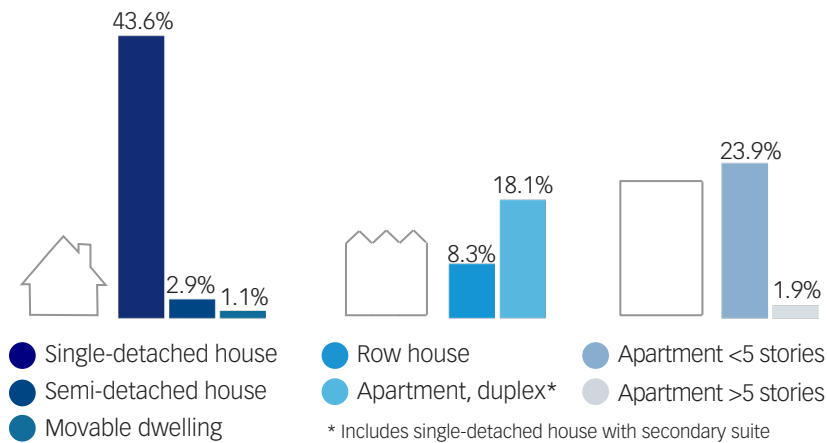


Dwellings

More than a quarter of all residential dwellings in the City were constructed between 1961 and 1980, and approximately 5% of all dwellings require major repairs. The dominant dwelling type is single-detached houses, and over two thirds of all dwellings are owned.



Housing Types¹



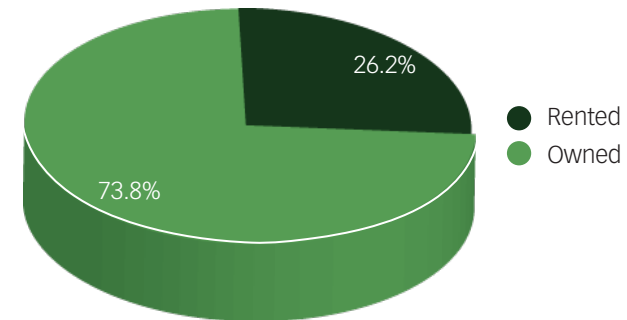
Construction Period²

Construction Period	Count	Percentage
Before 1960	2,585	5.6%
1961-1980	13,025	28.0%
1981-1990	11,925	25.7%
1991-2000	11,290	24.3%
2001-2005	3,800	8.2%
2006-2011	3,820	8.2%

\$405,802
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$866 / month

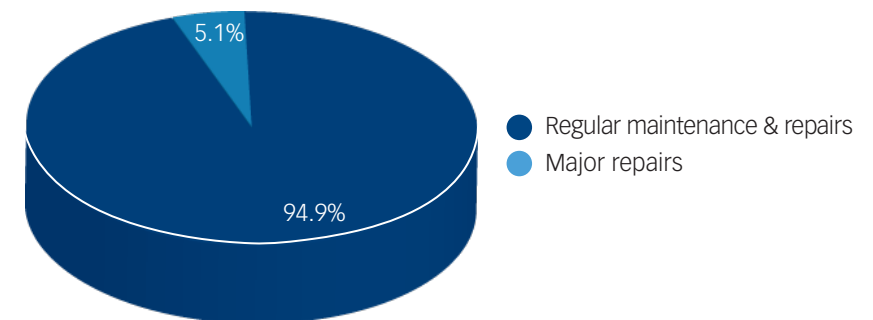
Spending ≥30% of before tax income on gross rent: 39.2%

Owned Dwellings²

Average owner's major payments: \$1,266 / month

Spending ≥30% of before tax income on major payments: 24.0%

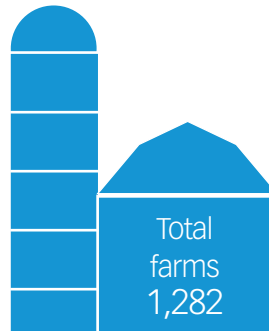
Maintenance Required^{2*}



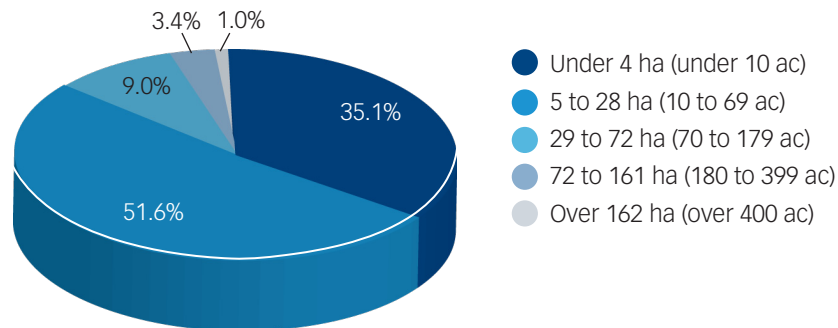
* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

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 Size⁴



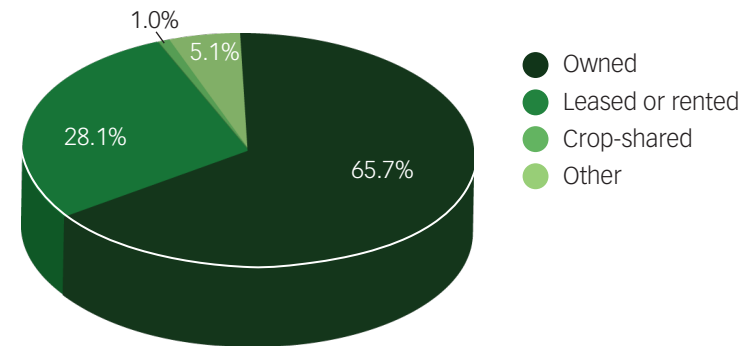
Gross Farm Receipts⁴

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%

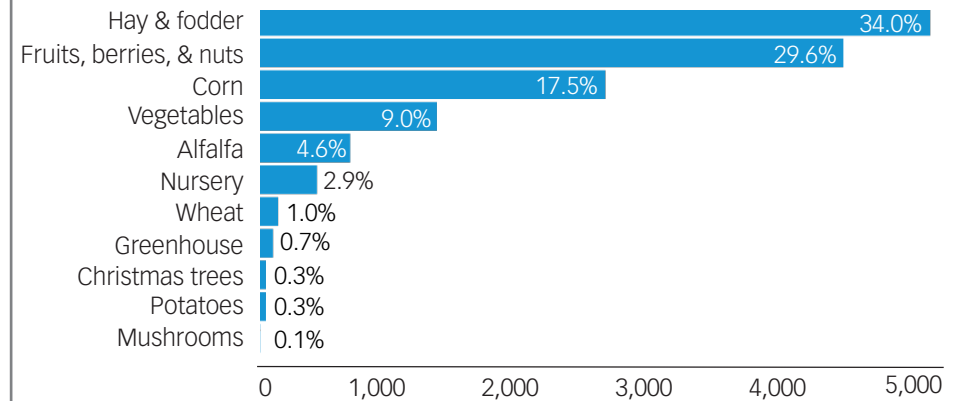
\$639,780,251
Total gross farm receipts

7005
Total # of farm employees

Farm Tenure⁴



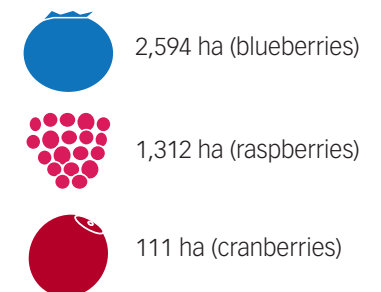
Hay & Field Crops⁴ (ha)



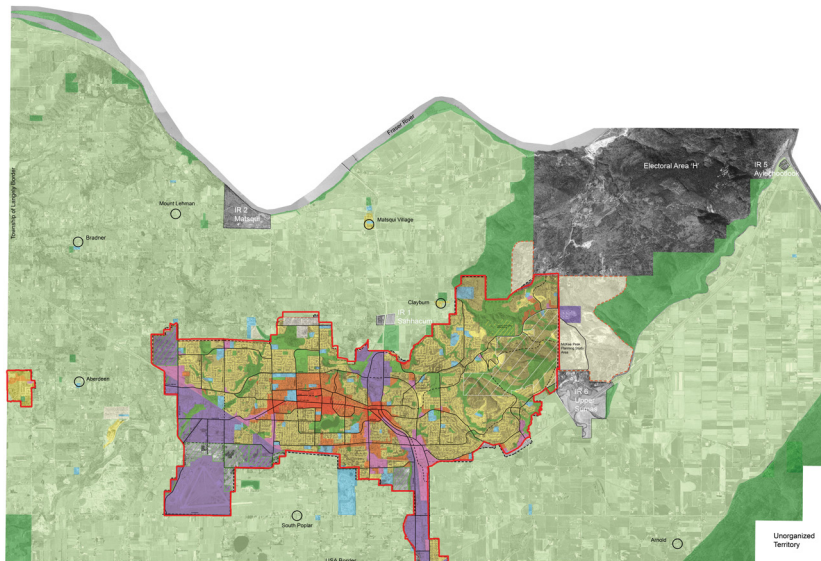
Livestock & Poultry⁴

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 Produced⁴ (ha)



Official Community Plan (OCP) Policy Context



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 'Highstreet' 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 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 Precinct



Agriculture



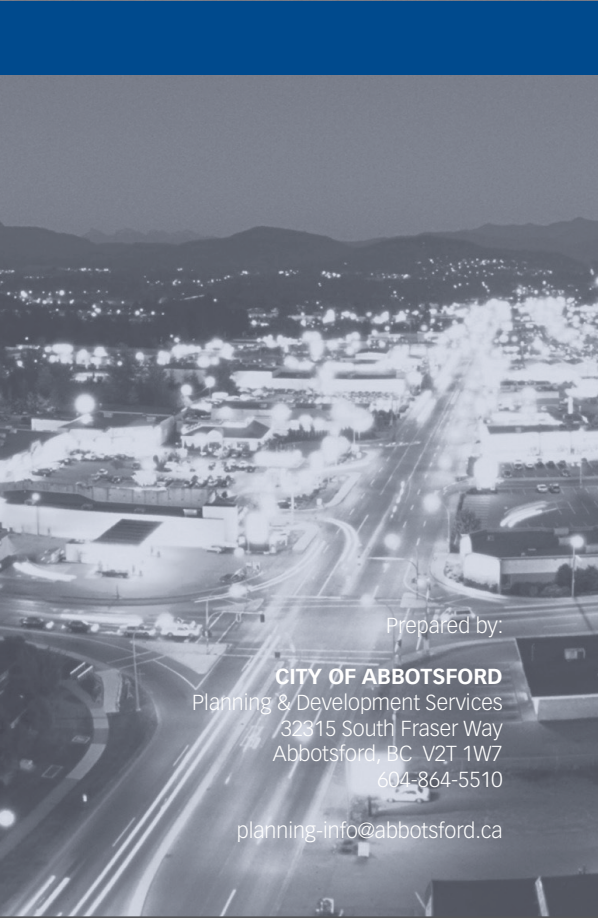
Eagle Mountain



Entertainment & Sports



Discovery Trail



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