



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](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 South Poplar non-response rate: **42.9%**

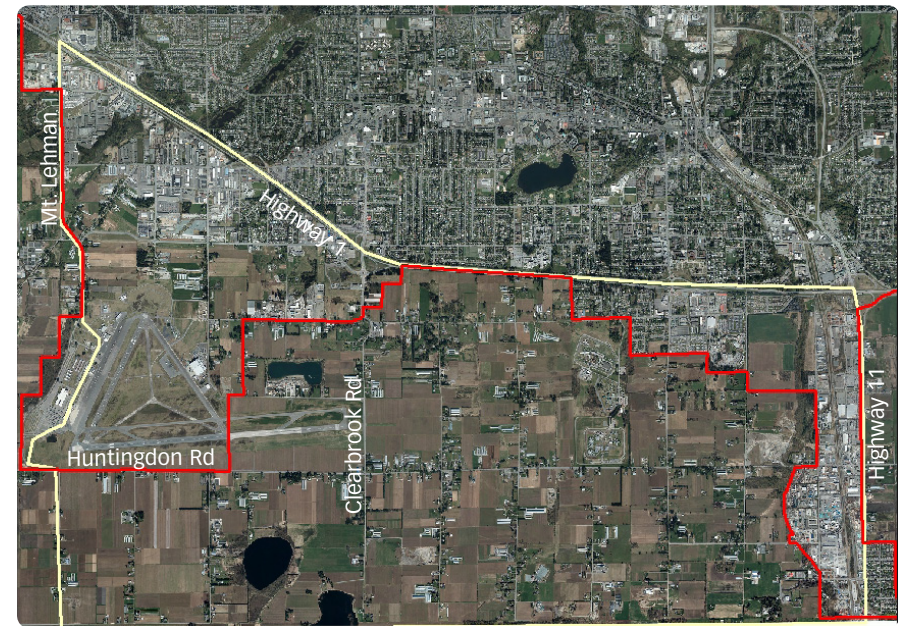
# South Poplar



South Poplar is located south of Highway No. 1, extending from Mt. Lehman Road to the west, Sumas Way to the east, and the US border to the south. The area has a mix of land uses including residential, agricultural, and industrial lands.

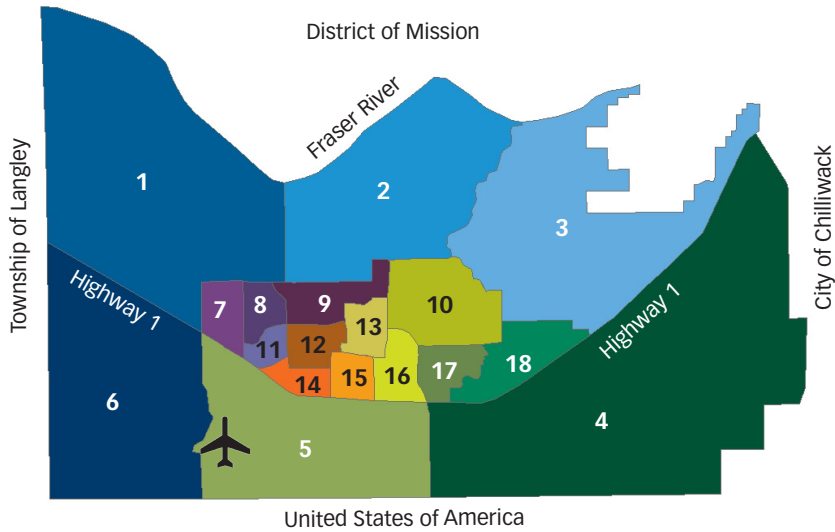
Landmarks include the University of the Fraser Valley and Abbotsford Centre.

The dominant age group of South Poplar residents is 20 to 29 years. Just under 75% of dwellings are owned.



— 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  |                       |
| <b>5. South Poplar</b>  | 10. Old Clayburn | 15. Mill Lake         |                       |

### Land use:

Agricultural: 61.4% Residential: 6.8%  
Industrial: 20.0% Institutional: 10.6%  
Parks: 0.5% Commercial: 0.7%

### Population density:

228 persons/sq km

### Net unit density:

0.9 dwellings/hectare

### Tenure:

rented: 26.8% owned: 73.2%

### Dominant dwelling type:

single-detached house (45.2%)

### Dominant construction period:

1961-1980 (31.0%)

### Median age: 38.6

### Dominant age group:

20 to 29 (16.8% of total population)

% children (<15): 15.4%

% seniors (65+): 9.1%

### \$25,837

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

### \$69,697

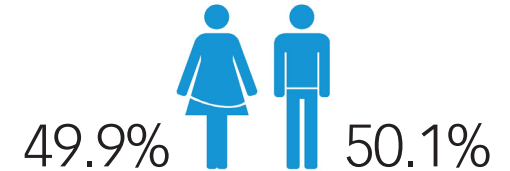
median household income (before tax)  
(\$62,350 in Abbotsford)

# Population

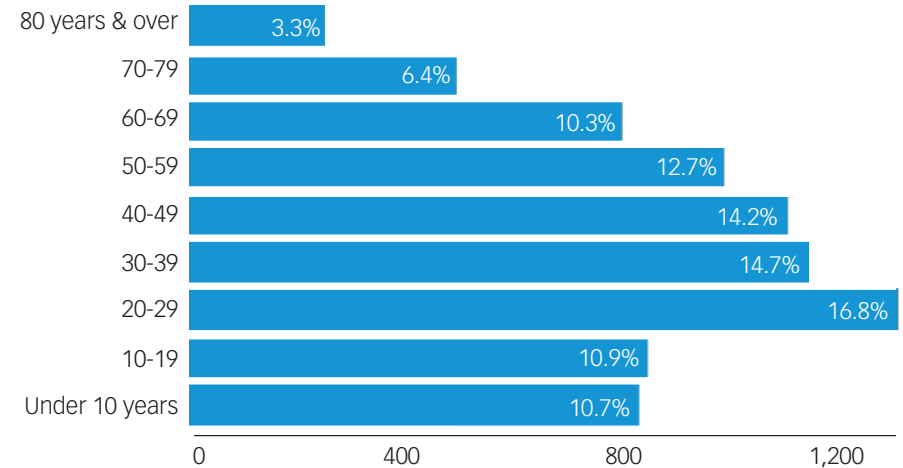


The dominant age group for South Poplar is 20 to 29 years. There are slightly more men than women. By 2035, the population is estimated to reach 13,000.

### Gender<sup>1</sup>



### Age<sup>1</sup>



### Growth<sup>3</sup>

Year	Population	Density (persons/sq km)
2006	7,000	202
2011	7,900	228
2035	13,000*	374*

Population figures include Census undercount adjustment

\* Estimated

## Income

The largest proportion of South Poplar residents 15 years and over earn between \$10,000 and \$19,999 annually, while households earn between \$30,000 and \$49,999 annually. Residents 18 to 64 years in age have the highest incidence of low income.



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

Under \$10,000	715	14.4%
\$10,000-\$19,999	1,280	25.8%
\$20,000-\$29,999	875	17.7%
\$30,000-\$39,999	655	13.2%
\$40,000-\$49,999	600	12.1%
\$50,000-\$59,999	405	8.2%
\$60,000 & over	425	8.6%

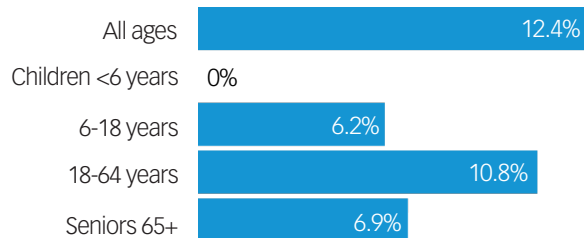
\* 15 years and over, before tax income

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

Under \$10,000	0	0.0%
\$10,000-\$29,999	150	8.3%
\$30,000-\$49,999	530	29.4%
\$50,000-\$79,999	480	26.6%
\$80,000-\$99,999	340	18.8%
\$100,000 & over	305	16.9%

\* Before tax income

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

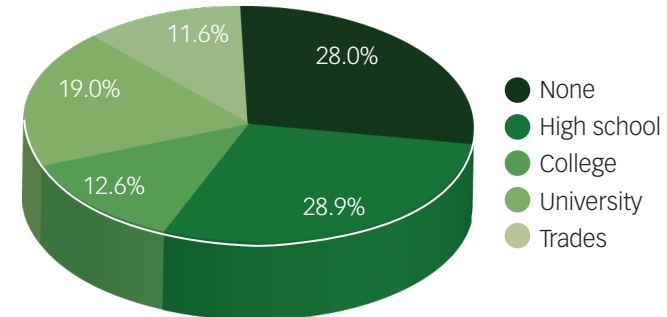


\* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

## Education & Labour

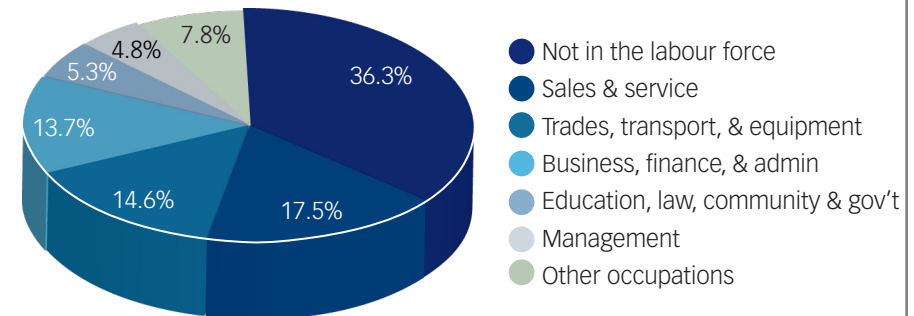
Just over 40% of South Poplar residents have some post-secondary education. Residents employed in sales & service related occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

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

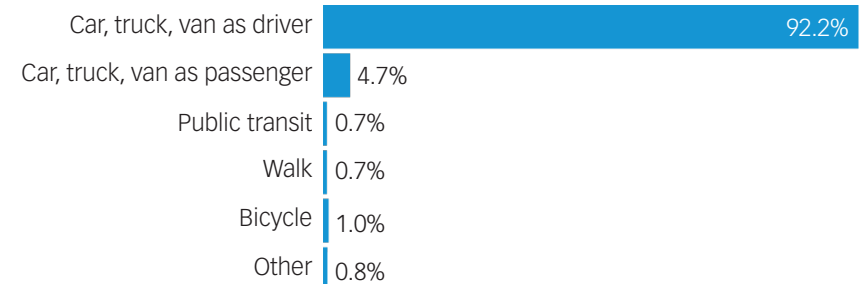


\* Highest level of education completed

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



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





# Diversity

South Poplar received the greatest proportion of immigrants between 1991 and 2000. The largest percentage of immigrants came from Asia. Twenty percent of all households speak Punjabi.



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

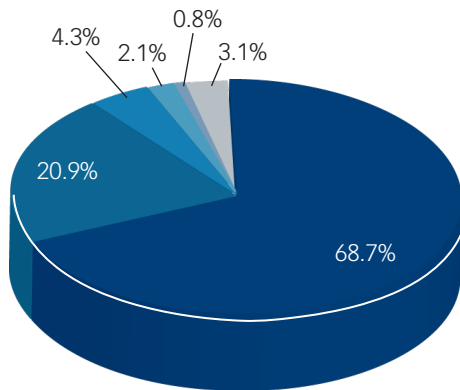
East Indian	1,615	24.8%
German	1,490	22.9%
English	1,430	22.0%
Canadian	1,005	15.4%
Irish	965	14.8%

\* Data includes single and multiple responses

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

South Asian	1,915	27.6%
Chinese	120	1.7%
Arab	45	0.6%

## Language<sup>2</sup>



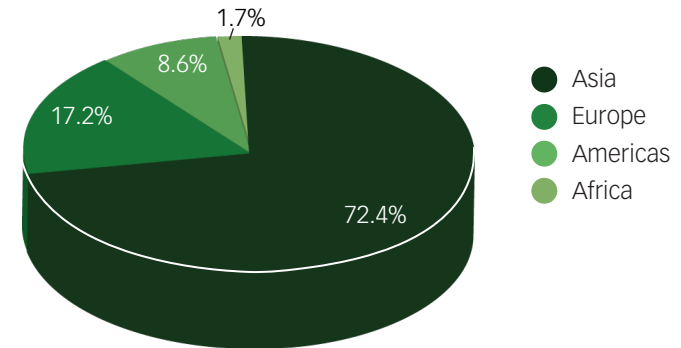
31.3%\*  
population in households where a non-official language is spoken

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

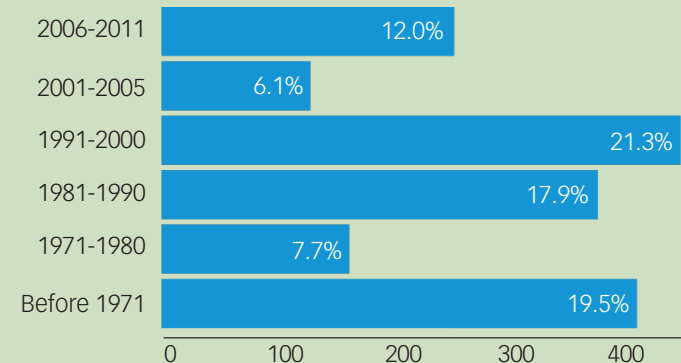
# Diversity

## 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>

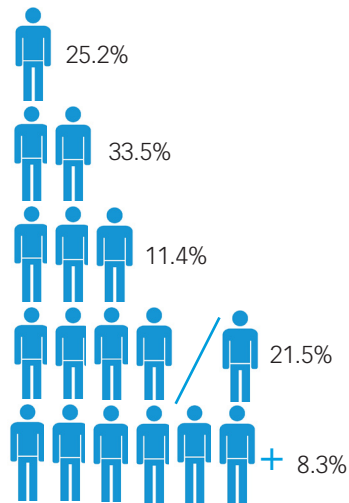
	1 Year	5 Year
Non-Movers	82.2%	57.3%
Movers*	17.8%	42.7%

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

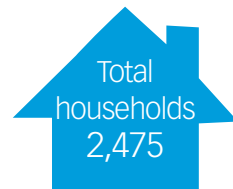
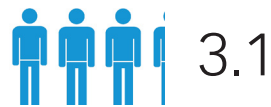
# Households

South Poplar has a total of 2,475 households. The average number of persons living in a household is 3.1, with two person households as the dominant type.

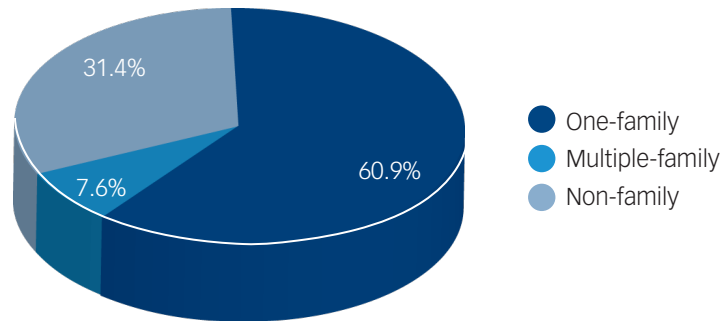
## Size<sup>1</sup>



## 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



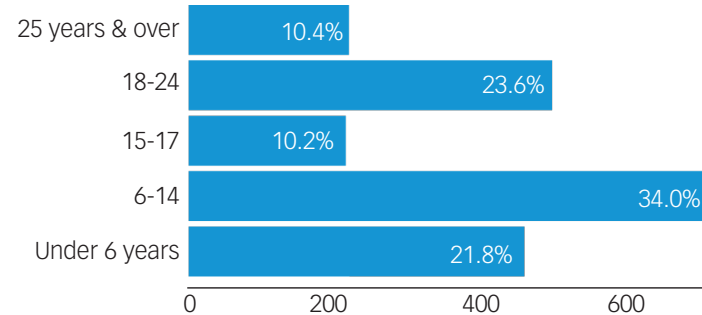
The majority of families in South Poplar are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure<sup>1</sup>

Two-parent families	1,685	87.5%
With no children at home	725	
With children at home	805	
Single-parent families*	240	12.5%

\* 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>

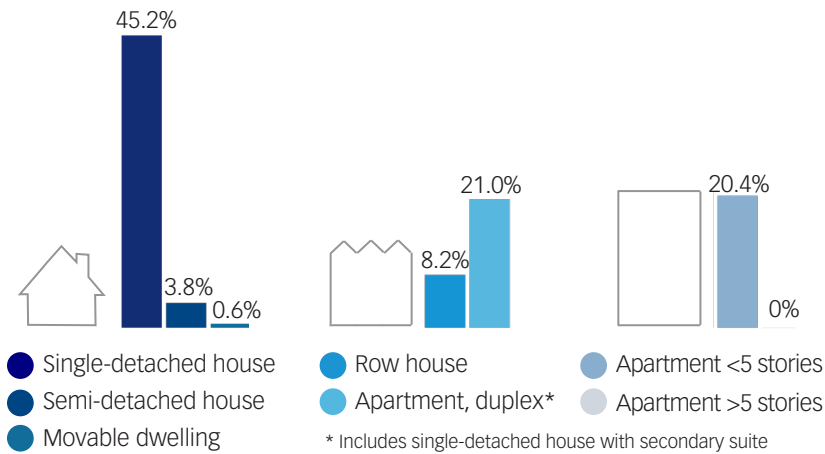


# Dwellings

More than a quarter of all residential dwellings in South Poplar were constructed between 1961 and 1980, and approximately 3% of all dwellings require major repairs. The dominant dwelling type is single-detached houses, and almost three quarters of all dwellings are owned.



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



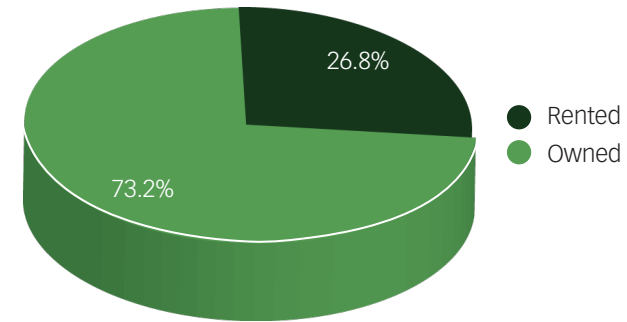
## Construction Period<sup>2</sup>

1960 or before	255	11.7%
<b>1961 to 1980</b>	<b>675</b>	<b>31.0%</b>
1981 to 1990	515	23.6%
1991 to 2000	445	20.4%
2001 to 2005	70	3.2%
2006 to 2011	220	10.1%

**\$540,249**  
average dwelling value<sup>2</sup>

# Dwellings

## Tenure<sup>2</sup>



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

**Average rent: \$917 / month**

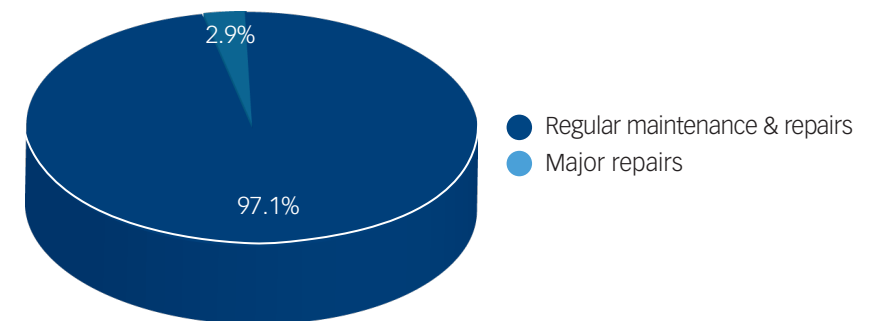
**Spending ≥30% of before tax income on gross rent: 27.1%**

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

**Average owner's major payments: \$1,399 / month**

**Spending ≥30% of before tax income on major payments: 22.2%**

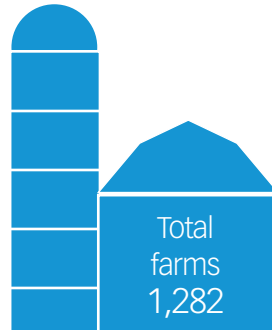
## Maintenance Required<sup>2\*</sup>



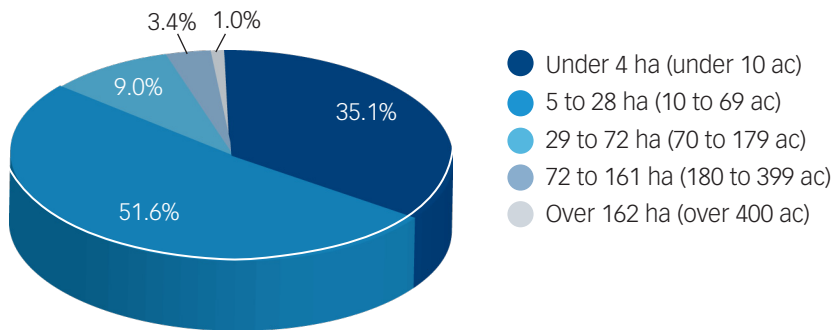
\* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

# 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>



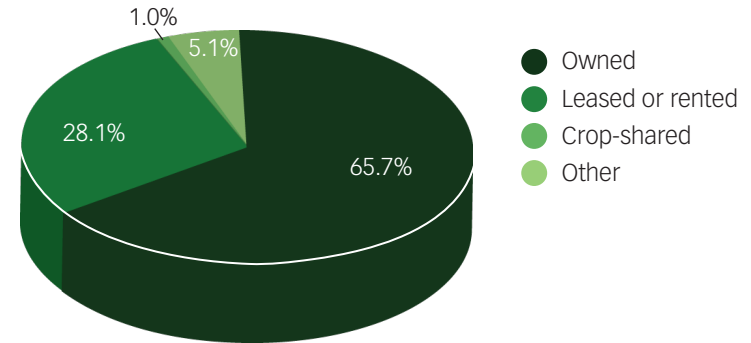
## Gross Farm Receipts<sup>4</sup>

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%

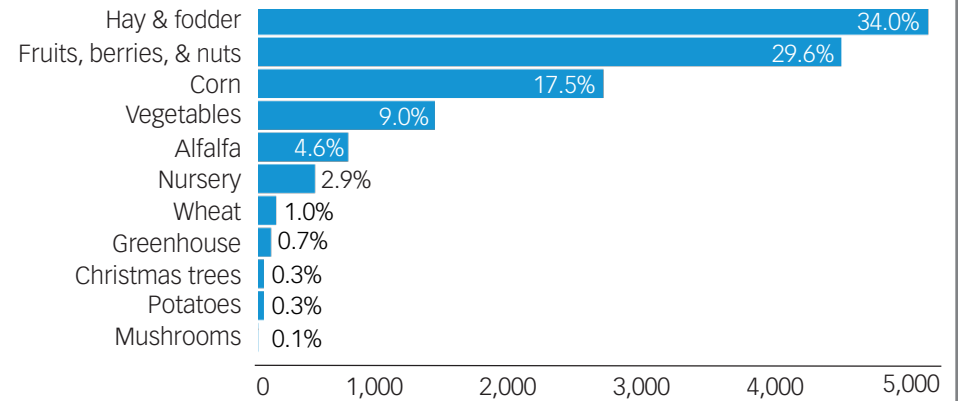
**\$639,780,251**  
Total gross farm receipts

**7005**  
Total # of farm employees

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



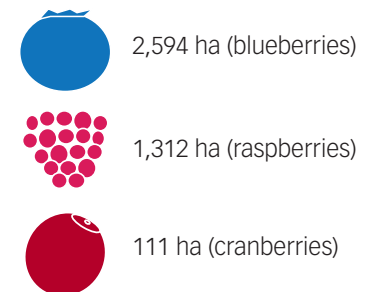
## Hay & Field Crops<sup>4</sup> (ha)



## 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)







Abbotsford Centre



Public Art



University



Agriculture



Cascade Aerospace



South Poplar Elementary



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