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
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.
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

50.7% Female  49.3% Male

Statistical Snapshot

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**

<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 10</td>
<td>61,360</td>
<td>64,360</td>
<td>67,360</td>
<td>70,360</td>
<td>73,360</td>
<td>76,360</td>
</tr>
<tr>
<td>10-19</td>
<td>35,360</td>
<td>38,360</td>
<td>41,360</td>
<td>44,360</td>
<td>47,360</td>
<td>50,360</td>
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<tr>
<td>20-29</td>
<td>30,360</td>
<td>33,360</td>
<td>36,360</td>
<td>39,360</td>
<td>42,360</td>
<td>45,360</td>
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<tr>
<td>30-39</td>
<td>24,360</td>
<td>27,360</td>
<td>30,360</td>
<td>33,360</td>
<td>36,360</td>
<td>39,360</td>
</tr>
<tr>
<td>40-49</td>
<td>21,360</td>
<td>24,360</td>
<td>27,360</td>
<td>30,360</td>
<td>33,360</td>
<td>36,360</td>
</tr>
<tr>
<td>50-59</td>
<td>18,360</td>
<td>21,360</td>
<td>24,360</td>
<td>27,360</td>
<td>30,360</td>
<td>33,360</td>
</tr>
<tr>
<td>60-69</td>
<td>14,360</td>
<td>17,360</td>
<td>20,360</td>
<td>23,360</td>
<td>26,360</td>
<td>29,360</td>
</tr>
<tr>
<td>70-79</td>
<td>9,360</td>
<td>12,360</td>
<td>15,360</td>
<td>18,360</td>
<td>21,360</td>
<td>24,360</td>
</tr>
<tr>
<td>80 years &amp; over</td>
<td>4,360</td>
<td>6,360</td>
<td>8,360</td>
<td>10,360</td>
<td>12,360</td>
<td>14,360</td>
</tr>
</tbody>
</table>

**Population**

- **Gender:**
  - Female: 50.7%
  - Male: 49.3%

**Median age:** 36.7

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

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

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

**Median income**
- **Individual income:** $23,072 (before tax)
- **Household income:** $53,974 (before tax)

**Projected Growth**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>130,396</td>
<td>349</td>
</tr>
<tr>
<td>2010</td>
<td>138,000*</td>
<td>372*</td>
</tr>
<tr>
<td>2016</td>
<td>156,160*</td>
<td>418*</td>
</tr>
<tr>
<td>2026</td>
<td>182,150*</td>
<td>488*</td>
</tr>
<tr>
<td>2036</td>
<td>208,400*</td>
<td>558*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment. * Estimated

**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%)
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)*

- None: 17.3%
- High school: 15.1%
- College: 31.1%
- University: 25.6%
- Trades: 10.8%

* Highest level of education completed

### Labour Force (15 years & over)

- Not in the labour force: 32.5%
- Sales & service: 16.7%
- Trades, transport & equipment: 5.9%
- Business, finance & admin: 9.9%
- Primary industry: 13.1%
- Management: 15.1%
- Other occupations: 6.7%

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

- Car, truck, van as driver: 82.7%
- Car, truck, van as passenger: 10.7%
- Public transit: 1.4%
- Walk: 3.4%
- Bicycle: 0.8%
- Other: 1.1%

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

### 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*

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>19,090</td>
<td>20.5%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>22,570</td>
<td>24.3%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>14,595</td>
<td>15.7%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>11,575</td>
<td>12.4%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>9,045</td>
<td>9.7%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>5,510</td>
<td>5.9%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>10,655</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

#### Household Income*

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1,795</td>
<td>4.1%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>8,800</td>
<td>20.2%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>9,585</td>
<td>22.0%</td>
</tr>
<tr>
<td>$50,000-$69,999</td>
<td>7,775</td>
<td>17.9%</td>
</tr>
<tr>
<td>$70,000-$89,999</td>
<td>5,720</td>
<td>13.1%</td>
</tr>
<tr>
<td>$90,000 &amp; over</td>
<td>9,880</td>
<td>22.7%</td>
</tr>
</tbody>
</table>

* Before tax income

#### Low Income*

- Seniors 65+: 8.4%
- Children <6 years: 7.9%
- Persons in private households: 13.6%
- Persons 15+ not in families: 33.8%
- Female lone-parent families: 26.1%
- Male lone-parent families: 1.7%
- Couple families: 8.1%

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

<table>
<thead>
<tr>
<th>Language</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>30,720</td>
<td>25.1%</td>
</tr>
<tr>
<td>German</td>
<td>25,795</td>
<td>21.1%</td>
</tr>
<tr>
<td>East Indian</td>
<td>21,490</td>
<td>17.6%</td>
</tr>
<tr>
<td>Canadian</td>
<td>21,320</td>
<td>17.5%</td>
</tr>
<tr>
<td>Scottish</td>
<td>20,755</td>
<td>17.0%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

Visible Minority

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>23,360</td>
<td>19.1%</td>
</tr>
<tr>
<td>Chinese</td>
<td>2,080</td>
<td>1.7%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>1,520</td>
<td>1.2%</td>
</tr>
</tbody>
</table>

Home Language

- English: 78.8%
- Panjabi (Punjabi): 4.7%
- Korean: 1.0%
- German: 0.9%
- Chinese: 0.9%
- Other: 13.6%

Immigration by Place of Birth*

- Southern Asia: 62.3%
- Eastern Asia: 13.5%
- South America: 4.2%
- United States of America: 4.4%
- Eastern Europe: 2.6%
- Other regions: 12.9%

* Percent of total immigrant population

Period of Immigration*

- 2001-2006: 16.5%
- 1996-2000: 13.8%
- 1991-1995: 15.1%
- 1981-1990: 15.7%
- 1971-1980: 15.2%
- 1961-1970: 8.2%
- Before 1961: 15.4%

* Percent of total immigrant population

Individual Mobility

<table>
<thead>
<tr>
<th></th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>81.7%</td>
<td>49.5%</td>
</tr>
<tr>
<td>Movers*</td>
<td>18.3%</td>
<td>50.5%</td>
</tr>
</tbody>
</table>

* 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.

Persons/Household

2.8

Type*

- One-family: 68.4%
- Multiple-family: 26.5%
- Non-family: 5.1%

Structure

- Two-parent families: 29,695 (85.9%)
- Single-parent families*: 4,880 (14.1%)

Children at Home

- Under 18 years: 37.2%
- 18-24: 19.8%
- 25 years & over: 7.2%

* 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.
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

| Before 1946 | 1,025 | 2.4% |
| 1946-1960   | 2,005 | 4.6% |
| 1961-1970   | 4,025 | 9.2% |
| **1971-1980** | **9,160** | **21.0%** |
| 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

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%

Dwellings

Tenure

- Rented: 27.3%
- Owned: 72.7%

Maintenance Required*

- Regular maintenance only: 77.9%
- Minor repairs: 1.1%
- Major repairs: 21.4%

* 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

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.