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
Matsqui Prairie lies north of Abbotsford Centre along the Fraser River. Located in the centre of Matsqui Prairie is Matsqui Village, a historic rural centre. The village is surrounded by agricultural land - over 95% of the land is used in agricultural production.

Landmarks include the Chapel on Riverside Road, Matsqui Hall, and Matsqui Trail Regional Park, which provides walking and cycling trails along the Fraser River dyke.

The dominant age group for Matsqui Prairie residents is 10 to 19 years. More than 85% of all residents live in single-detached houses. Almost 40% of all residents have some sort of post-secondary education.

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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 Matsqui Prairie non-response rate: **13.3%**

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### Matsqui Prairie

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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

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Email: planning-info@abbotsford.ca
The dominant age group for Matsqui Prairie is 10 to 19 years. There are slightly more men than women. By 2035, the population is estimated to reach 2,200.

**Gender**

- Men: 53.1%
- Women: 46.9%

**Age**

- 0-9 years: 3.6%
- 10-19 years: 7.7%
- 20-29 years: 13.2%
- 30-39 years: 16.6%
- 40-49 years: 10.6%
- 50-59 years: 14.4%
- 60-69 years: 12.7%
- 70-79 years: 13.9%
- 80 years & over: 2.4%

**Growth**

- 2006: 2,200, Density: 50 persons/sq km
- 2011: 2,100, Density: 47 persons/sq km
- 2035: 2,200*, Density: 50* persons/sq km

*Estimated population figures include Census undercount adjustment.
The largest proportion of Matsqui Prairie residents 15 years and over earn under $10,000 annually, while households earn $100,000 and over annually. Children 6 to 18 years in age have the highest incidence of low income.

Individual Income\(^2\)*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>280</td>
<td>20.1%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>265</td>
<td>19.0%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>255</td>
<td>18.3%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>155</td>
<td>11.1%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>115</td>
<td>8.2%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>90</td>
<td>6.5%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>235</td>
<td>16.8%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

Household Income\(^2\)*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>50</td>
<td>15.9%</td>
</tr>
<tr>
<td>$50,000-$79,999</td>
<td>70</td>
<td>22.2%</td>
</tr>
<tr>
<td>$80,000-$99,999</td>
<td>40</td>
<td>12.7%</td>
</tr>
<tr>
<td>$100,000 &amp; over</td>
<td>155</td>
<td>49.2%</td>
</tr>
</tbody>
</table>

* Before tax income

Low Income\(^2\)*

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All ages</td>
<td>12.5%</td>
</tr>
<tr>
<td>Children &lt;6 years</td>
<td>0%</td>
</tr>
<tr>
<td>6-18 years</td>
<td>18.8%</td>
</tr>
<tr>
<td>18-64 years</td>
<td>12.1%</td>
</tr>
<tr>
<td>Seniors 65+</td>
<td>0%</td>
</tr>
</tbody>
</table>

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

Almost 40% of Matsqui Prairie residents have some post-secondary education. Residents employed in management 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\(^2\) (15 years & over)*

- None: 15.4%
- High school: 10.5%
- College: 20.9%
- University: 42.8%
- Trades: 10.5%

* Highest level of education completed

Labour Force\(^2\) (15 years & over)

- Not in the labour force: 9.4%
- Management: 10.6%
- Trades, transport, & equipment: 29.4%
- Primary industry: 11.9%
- Business, finance, & admin: 12.9%
- Sales & service: 16.1%
- Other occupations: 10.6%

Mode of Travel to Work\(^2\) (15 years & over)

- Car, truck, van as driver: 94.1%
- Car, truck, van as passenger: 3.7%
- Public transit: 0%
- Walk: 2.2%
- Bicycle: 0%
- Other: 0%
Diversity

Matsqui Prairie received the greatest proportion of immigrants between 1991 and 2000. The largest percentage of immigrants came from Asia. A quarter of all households speak Punjabi.

Ethnicity*

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dutch</td>
<td>550</td>
<td>25.9%</td>
</tr>
<tr>
<td>East Indian</td>
<td>545</td>
<td>25.7%</td>
</tr>
<tr>
<td>English</td>
<td>420</td>
<td>19.8%</td>
</tr>
<tr>
<td>Canadian</td>
<td>340</td>
<td>16.0%</td>
</tr>
<tr>
<td>German</td>
<td>265</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

Visible Minority*

<table>
<thead>
<tr>
<th>Minority</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>615</td>
<td>29.7%</td>
</tr>
<tr>
<td>Other</td>
<td>15</td>
<td>0.7%</td>
</tr>
</tbody>
</table>

Language*

- English &/or French only: 64.8%
- Panjabi (Punjabi)*: 1.4%
- Hindi*: 2.1%
- German*: 4.2%
- Other*: 1.9%

* 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.

Immigration by Place of Birth*

- Asia: 81.9%
- Europe: 15.7%
- Other: 2.4%

* Percent of total immigrant population

Period of Immigration*

- 2006-2011: 2.6%
- 2001-2005: 17.9%
- 1991-2000: 26.9%
- 1981-1990: 20.5%
- 1971-1980: 11.5%
- Before 1971: 20.5%

* Percent of total immigrant population

Individual Mobility*

<table>
<thead>
<tr>
<th>Type</th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>94.4%</td>
<td>72.0%</td>
</tr>
<tr>
<td>Movers*</td>
<td>5.6%</td>
<td>28.0%</td>
</tr>
</tbody>
</table>

* Includes people who moved to or within the City of Abbotsford (had a change of address)
Matsqui Prairie has a total of 585 households. The average number of persons living in a household is 3.5, with four or five person households as the dominant type.

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

- **Persons/Household**: 3.5
- **Total households**: 585
- **Two-parent families**: 475 (87.2%)
- **With no children at home**: 150
- **With children at home**: 295
- **Single-parent families**: 70 (12.8%)
  - *Single-parent families are those in which either a male or female lone-parent is the economic family reference person.*

<table>
<thead>
<tr>
<th>Children at Home</th>
<th>25 years &amp; over</th>
<th>18-24</th>
<th>15-17</th>
<th>6-14</th>
<th>Under 6 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9.0%</td>
<td>24.6%</td>
<td>13.2%</td>
<td>34.7%</td>
<td>18.6%</td>
</tr>
</tbody>
</table>

* 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 40% of all residential dwellings in Matsqui Prairie were constructed in 1960 or before. The dominant dwelling type is single-detached houses, and almost 70% of all dwellings are owned. Almost 10% of dwellings require major repairs.

### Housing Types

- **85.8%**: Single-detached house
- **0.8%**: Semi-detached house
- **4.2%**: Row house
- **7.5%**: Apartment, duplex
- **0%**: Apartment < 5 stories
- **0%**: Apartment > 5 stories
- **0.8%**: Movable dwelling
- **0%**: Apartment,plex

- **9.6%**: Includes single-detached house with secondary suite

### Construction Period

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960 or before</td>
<td>205</td>
<td>38.0%</td>
</tr>
<tr>
<td>1961 to 1980</td>
<td>130</td>
<td>24.1%</td>
</tr>
<tr>
<td>1981 to 1990</td>
<td>65</td>
<td>12.0%</td>
</tr>
<tr>
<td>1991 to 2000</td>
<td>125</td>
<td>23.1%</td>
</tr>
<tr>
<td>2001 to 2005</td>
<td>15</td>
<td>2.8%</td>
</tr>
<tr>
<td>2006 to 2011</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

$530,196 average dwelling value

### Dwellings

- **Rented Dwellings**
  - Average rent: $1,213 / month
  - Spending > 30% of before tax income on gross rent: 18.1%

- **Owned Dwellings**
  - Average owner’s major payments: $1,387 / month
  - Spending > 30% of before tax income on major payments: 19.2%

### Maintenance Required

- **90.4%**: Regular maintenance & repairs
- **9.6%**: Major repairs (0%)

* 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

- Under 4 ha (under 10 ac): 3.4%
- 5 to 28 ha (10 to 69 ac): 9.0%
- 29 to 72 ha (70 to 179 ac): 51.6%
- 72 to 161 ha (180 to 399 ac): 10.0%
- Over 162 ha (over 400 ac): 9.6%

Gross Farm Receipts

- 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%)

Total gross farm receipts: $639,780,251

Total # of farm employees: 7,005

Livestock & Poultry

- 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

- 2,594 ha (blueberries)
- 1,312 ha (raspberries)
- 111 ha (cranberries)