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

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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.

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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%**
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

- **49.9%**
- **50.1%**

### Age

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>7,000</td>
<td>202</td>
</tr>
<tr>
<td>2011</td>
<td>7,900</td>
<td>228</td>
</tr>
<tr>
<td>2035</td>
<td>13,000*</td>
<td>374*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment.

* Estimated

### Median age: 38.6

### Dominant age group:
20 to 29 (16.8% of total population)

### % children (<15): 15.4%

### % seniors (65+): 9.1%

### Median individual income (before tax): $25,837

### Median household income (before tax): $69,697
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.

### Education & Labour

**Education**

- **None**: 19.0%
- **High school**: 12.6%
- **College**: 28.9%
- **University**: 28.0%
- **Trades**: 11.6%

*Highest level of education completed*

**Labour Force**

- **Not in the labour force**: 36.3%
- **Sales & service**: 13.7%
- **Trades, transport, & equipment**: 14.6%
- **Business, finance, & admin**: 17.5%
- **Education, law, community & gov’t**: 10.8%
- **Management**: 7.8%
- **Other occupations**: 5.3%

*Highest level of education completed*

- **Car, truck, van as driver**: 92.2%
- **Car, truck, van as passenger**: 4.7%
- **Public transit**: 0.7%
- **Walk**: 0.7%
- **Bicycle**: 1.0%
- **Other**: 0.8%

*Mode of Travel to Work*

*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.*
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

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Indian</td>
<td>1,615</td>
<td>24.8%</td>
</tr>
<tr>
<td>German</td>
<td>1,490</td>
<td>22.9%</td>
</tr>
<tr>
<td>English</td>
<td>1,430</td>
<td>22.0%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,005</td>
<td>15.4%</td>
</tr>
<tr>
<td>Irish</td>
<td>965</td>
<td>14.8%</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>1,915</td>
<td>27.6%</td>
</tr>
<tr>
<td>Chinese</td>
<td>120</td>
<td>1.7%</td>
</tr>
<tr>
<td>Arab</td>
<td>45</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

* 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.

Language

- 68.7% population in households where a non-official language is spoken
- 31.3% population in households where a non-official language is spoken in addition to English or French
- 4.3% English &/or French only
- 3.1% Panjabi (Punjabi)*
- 0.8% German*
- 2.1% Hindi*
- 0.8% Dutch*
- Other*

* Percent of total immigrant population

Immigration by Place of Birth

- 72.4% Asia
- 17.2% Europe
- 8.6% Americas
- 1.7% Africa

* Percent of total immigrant population

Period of Immigration

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-2011</td>
<td>12.0%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>6.1%</td>
</tr>
<tr>
<td>1991-2000</td>
<td>21.3%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>17.9%</td>
</tr>
<tr>
<td>1971-1980</td>
<td>7.7%</td>
</tr>
<tr>
<td>Before 1971</td>
<td>19.5%</td>
</tr>
</tbody>
</table>

* Percent of total immigrant population

Individual Mobility

<table>
<thead>
<tr>
<th>Status</th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>82.2%</td>
<td>57.3%</td>
</tr>
<tr>
<td>Movers</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* 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**
  - 25.2%: 4 persons
  - 33.5%: 3 persons
  - 11.4%: 2 persons
  - 21.5%: 1 person
  - 8.3%: Non-family

- **Persons/Household**: 3.1

- **Total households**: 2,475

- **Type**
  - One-family: 60.9%
  - Multiple-family: 31.4%
  - Non-family: 7.6%

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

- **Children at Home**
  - 25 years & over: 10.4%
  - 18-24: 23.6%
  - 15-17: 10.2%
  - 6-14: 34.0%
  - Under 6 years: 21.8%

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

- Single-detached house: 45.2%
- Semi-detached house: 3.8%
- Movable dwelling: 0.6%
- Row house: 8.2%
- Apartment, duplex*: 21.0%
- Apartment <5 stories: 20.4%
- Apartment >5 stories: 0%

* includes single-detached house with secondary suite

**Construction Period**

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960 or before</td>
<td>255</td>
</tr>
<tr>
<td>1961 to 1980</td>
<td>675</td>
</tr>
<tr>
<td>1981 to 1990</td>
<td>515</td>
</tr>
<tr>
<td>1991 to 2000</td>
<td>445</td>
</tr>
<tr>
<td>2001 to 2005</td>
<td>70</td>
</tr>
<tr>
<td>2006 to 2011</td>
<td>220</td>
</tr>
</tbody>
</table>

- Average dwelling value: $540,249

**Rented Dwellings**

- Average rent: $917 / month
- Spending ≥30% of before tax income on gross rent: 27.1%

**Owned Dwellings**

- Average owner’s major payments: $1,399 / month
- Spending ≥30% of before tax income on major payments: 22.2%

**Maintenance Required**

- Regular maintenance & repairs: 97.1%
- Major repairs: 2.9%

* 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): 35.1%
- 5 to 28 ha (10 to 69 ac): 9.0%
- 29 to 72 ha (70 to 179 ac): 28.1%
- 72 to 161 ha (180 to 399 ac): 1.0%
- Over 162 ha (over 400 ac): 9.0%

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%)

$639,780,251
Total gross farm receipts

7005
Total # of farm employees

Farm Tenure

- Owned: 65.7%
- Leased or rented: 28.1%
- Crop-shared: 1.0%
- Other: 5.1%

Hay & Field Crops

- Hay & fodder: 34.0%
- Fruits, berries, & nuts: 29.6%
- Vegetables: 17.5%
- Corn: 9.0%
- Alfalfa: 4.6%
- Nursery: 2.9%
- Wheat: 1.0%
- Greenhouse: 0.7%
- Christmas trees: 0.3%
- Potatoes: 0.3%
- Mushrooms: 0.1%

Top Fruits Produced

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

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