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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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 Sumas Mountain non-response rate: **17.8%**

Sumas Mountain rises between the Matsqui and Sumas Prairies, to a height of 910 metres at Sumas Peak. The area includes Straiton, Auguston, and Barrowtown.

The dominant age group of Sumas Mountain residents is 40 to 49 years. Over 90% of dwellings are owned.

Landmarks include Sumas Mountain Village, Ledgeview Golf Course, Abbotsford Rod and Gun Club, and Sumas Mountain Interregional Park. The undeveloped park area is an important home to many species, and provides wonderful trails and vistas.
The dominant age group for Sumas Mountain is 40 to 49 years. There are an slightly more women than men. By 2035, the population is estimated to reach 13,600.

**Gender**

- 51.0% Women
- 49.0% Men

**Age**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-9</td>
<td>7.4%</td>
</tr>
<tr>
<td>10-19</td>
<td>9.3%</td>
</tr>
<tr>
<td>20-29</td>
<td>16.9%</td>
</tr>
<tr>
<td>30-39</td>
<td>15.1%</td>
</tr>
<tr>
<td>40-49</td>
<td>17.7%</td>
</tr>
<tr>
<td>50-59</td>
<td>12.6%</td>
</tr>
<tr>
<td>60-69</td>
<td>7.4%</td>
</tr>
<tr>
<td>70-79</td>
<td>2.6%</td>
</tr>
<tr>
<td>80+</td>
<td>1.2%</td>
</tr>
<tr>
<td>Under 10</td>
<td>17.1%</td>
</tr>
</tbody>
</table>

**Growth**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>2,400</td>
<td>68</td>
</tr>
<tr>
<td>2011</td>
<td>3,900</td>
<td>111</td>
</tr>
<tr>
<td>2035</td>
<td>13,600*</td>
<td>387*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment
* Estimated

**Land use**

- Agricultural: 17.6%
- Residential: 50.7%
- Industrial: 19.0%
- Institutional: 4.2%
- Parks: 7.1%
- Commercial: 1.4%

**Population density**: 111 persons/sq km

**Net unit density**: 0.2 dwellings/hectare

**Tenure**

- Rented: 7.7%
- Owned: 92.3%

**Dominant dwelling type**: Single-detached house (71.4%)

**Dominant construction period**: 2006-2011 (43.2%)

**Median age**: 36.5

**Median income**

- Median individual income (before tax): $42,544
- Median household income (before tax): $105,462

- Median individual income in Abbotsford: $26,428
- Median household income in Abbotsford: $62,350

**Population figures include Census undercount adjustment**
The largest proportion of Sumas Mountain residents 15 years and over earn more than $60,000 annually, while households earn over $100,000 annually. Residents 18 to 64 years in age have the highest incidence of low income.

### Individual Income

<table>
<thead>
<tr>
<th>Income Interval</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>465</td>
<td>17.2%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>380</td>
<td>14.1%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>220</td>
<td>8.1%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>220</td>
<td>8.1%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>255</td>
<td>9.4%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>225</td>
<td>8.3%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>935</td>
<td>34.6%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

### Household Income

<table>
<thead>
<tr>
<th>Income Interval</th>
<th>Count</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>15</td>
<td>1.4%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>40</td>
<td>3.8%</td>
</tr>
<tr>
<td>$50,000-$79,999</td>
<td>205</td>
<td>19.2%</td>
</tr>
<tr>
<td>$80,000-$99,999</td>
<td>200</td>
<td>18.8%</td>
</tr>
<tr>
<td>$100,000 &amp; over</td>
<td>605</td>
<td>56.8%</td>
</tr>
</tbody>
</table>

* Before tax income

### Education

Just over half of Sumas Mountain 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

* Highest level of education completed

#### Labour Force

* Not in the labour force

#### Mode of Travel to Work

* Public transit
* Walk
* Bicycle
* Other

* 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

Sumas Mountain received the greatest proportion of immigrants between 2001 and 2005. The largest percentage of immigrants came from Europe. English is the dominant language.

Ethnicity

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canadian</td>
<td>1,130</td>
<td>29.9%</td>
</tr>
<tr>
<td>English</td>
<td>1,005</td>
<td>26.6%</td>
</tr>
<tr>
<td>German</td>
<td>865</td>
<td>22.9%</td>
</tr>
<tr>
<td>Scottish</td>
<td>715</td>
<td>18.9%</td>
</tr>
<tr>
<td>Irish</td>
<td>525</td>
<td>13.9%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

Visible Minority

<table>
<thead>
<tr>
<th>Minority</th>
<th>Count</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinese</td>
<td>75</td>
<td>2.0%</td>
</tr>
<tr>
<td>Korean</td>
<td>60</td>
<td>1.6%</td>
</tr>
<tr>
<td>Filipino</td>
<td>45</td>
<td>1.2%</td>
</tr>
</tbody>
</table>

Language

- 8.9%* population in households where a non-official language is spoken

- 91.1% English &/or French only
- 1.3% Portuguese*
- 1.1% Korean*
- 1.6% Afrikaans*
- 1.0% Panjabi (Punjabi)*
- 3.9% 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.

Immigration by Place of Birth

- Europe: 47.0%
- Americas: 27.0%
- Asia: 20.0%
- Africa: 6.0%

* Percent of total immigrant population

Period of Immigration

- 2006-2011: 9.8%
- 2001-2005: 28.4%
- 1991-2000: 10.8%
- 1981-1990: 3.9%
- 1971-1980: 20.6%
- Before 1971: 26.5%

* 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>89.8%</td>
<td>43.5%</td>
</tr>
<tr>
<td>Movers*</td>
<td>10.2%</td>
<td>56.5%</td>
</tr>
</tbody>
</table>

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

Sumas Mountain has a total of 1,165 households. The average number of persons living in a household is 3.2, with four or five person households as the dominant type.

Size

- 7.7%
- 30.8%
- 19.2%
- 34.6%

Persons/Household

- 3.2

Type

- One-family: 85.1%
- Multiple-family: 10.4%
- Non-family: 4.5%

Structure

| Two-parent families | 1,005 | 89.7% |
| With no children at home | 355 |
| With children at home | 580 |
| Single-parent families* | 115 | 10.3% |

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

Children at Home

- 25 years & over: 3.7%
- 18-24: 17.2%
- 15-17: 11.4%
- 6-14: 43.8%
- Under 6 years: 23.9%

* 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 Sumas Mountain are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.
More than 40% of all residential dwellings in Sumas Mountain were constructed between 2006 and 2011. The dominant dwelling type is single-detached houses, and more than 90% of all dwellings are owned.

### Housing Types

- **Single-detached house**: 71.4%
- **Semi-detached house**: 1.3%
- **Movable dwelling**: 0%
- **Row house**: 18.8%
- **Apartment, duplex**: 8.5%
- **Apartment <5 stories**: 0%
- **Apartment >5 stories**: 0%

* Includes single-detached house with secondary suite

### Construction Period

<table>
<thead>
<tr>
<th>Year Period</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960 or before</td>
<td>40</td>
<td>3.6%</td>
</tr>
<tr>
<td>1961 to 1980</td>
<td>15</td>
<td>1.4%</td>
</tr>
<tr>
<td>1981 to 1990</td>
<td>40</td>
<td>3.6%</td>
</tr>
<tr>
<td>1991 to 2000</td>
<td>300</td>
<td>27.0%</td>
</tr>
<tr>
<td>2001 to 2005</td>
<td>235</td>
<td>21.2%</td>
</tr>
<tr>
<td><strong>2006 to 2011</strong></td>
<td><strong>480</strong></td>
<td><strong>43.2%</strong></td>
</tr>
</tbody>
</table>

### Average Dwelling Value

- **$647,296** average dwelling value

### Maintenance Required

- **Regular maintenance & repairs**: 100%
- **Major repairs**: 0%

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

### Tenure

- **Rented**: 7.7%
- **Owned**: 92.3%

### Rent

- **Average rent**: $1,218 / month
- **Spending >30% of before tax income on gross rent**: 0%

### Owner

- **Average owner’s major payments**: $1,702 / month
- **Spending >30% of before tax income on major payments**: 22.2%
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): 9.0%
- 5 to 28 ha (10 to 69 ac): 35.1%
- 29 to 72 ha (70 to 179 ac): 34.0%
- 72 to 161 ha (180 to 399 ac): 1.0%
- Over 162 ha (over 400 ac): 1.0%

**Gross Farm Receipts**

<table>
<thead>
<tr>
<th>Category</th>
<th>Farms</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>381</td>
<td>29.7%</td>
</tr>
<tr>
<td>$10,000 to $49,999</td>
<td>270</td>
<td>21.1%</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>108</td>
<td>8.4%</td>
</tr>
<tr>
<td>$100,000 to $499,999</td>
<td>223</td>
<td>17.4%</td>
</tr>
<tr>
<td>$500,000 to $999,999</td>
<td>118</td>
<td>9.2%</td>
</tr>
<tr>
<td>$1,000,000 to $1,999,999</td>
<td>119</td>
<td>9.3%</td>
</tr>
<tr>
<td>$2,000,000 &amp; over</td>
<td>63</td>
<td>4.9%</td>
</tr>
</tbody>
</table>

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)