ABBOTSFORD

CITY OF ABBOTSFORD
2014 Demographic Profiles

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Contact Us

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

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.
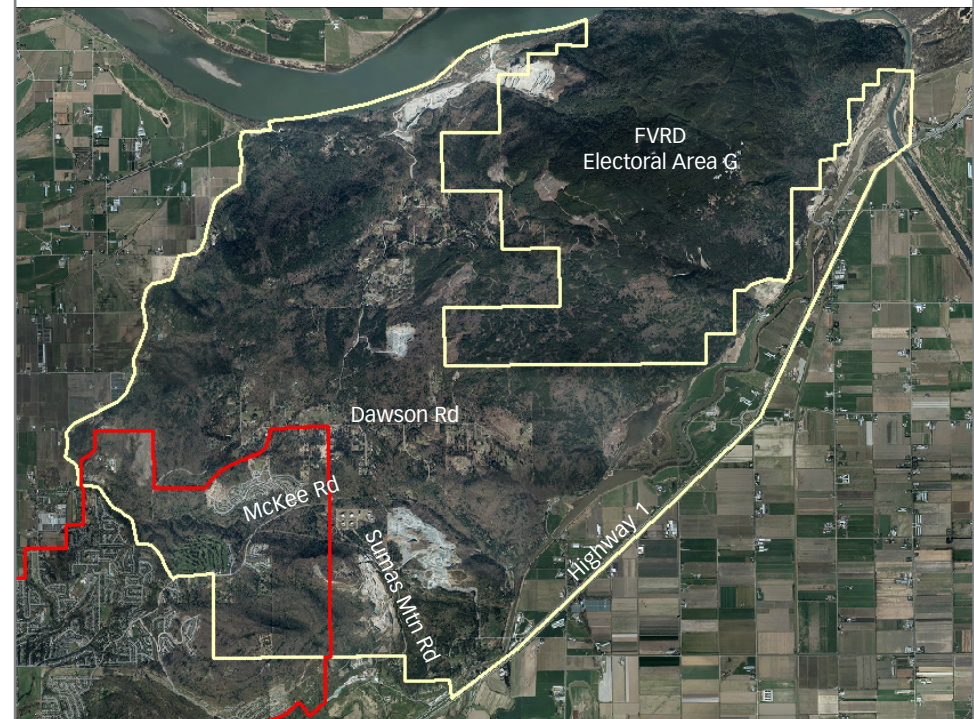
— Community boundary   ☐ Urban Development Boundary

Statistical Snapshot

District of Mission

Fraser River

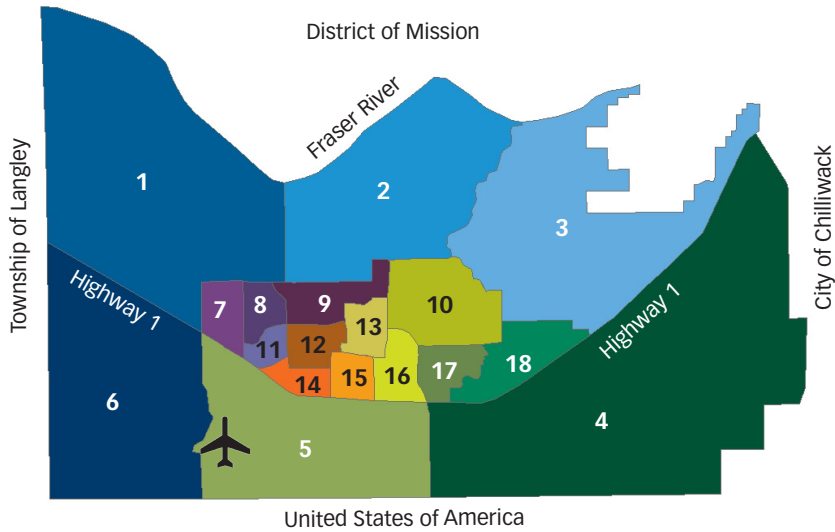Township of Langley

Highway 1

City of Chilliwack

Highway 1

United States of America

1. Bradner - Mt. Lehman
2. Matsqui Prairie
3. **Sumas Mountain**
4. Sumas Prairie
5. South Poplar

6. Aberdeen
7. West Townline
8. East Townline
9. Fairfield
10. Old Clayburn

11. West Clearbrook
12. Clearbrook Centre
13. Babich
14. South Clearbrook
15. Mill Lake

16. Abbotsford Centre
17. McMillan
18. Whatcom

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

Median age: 36.5

Dominant age group:
40 to 49
(17.7% of total population)

% children (<15): 26.2

% seniors (65+): 6.5

Tenure:
rented: 7.7% owned: 92.3%

Dominant dwelling type:
single-detached house (71.4%)

Dominant construction period:
2006-2011 (43.2%)

$42,544
median individual income (before tax)
($26,428 in Abbotsford)

$105,462
median household income (before tax)
($62,350 in Abbotsford)

Population

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[1]

51.0%   49.0%

Age[1]
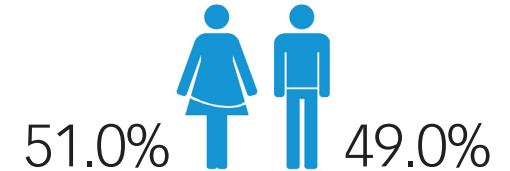
Age	%
80 years & over	1.2%
70-79	2.6%
60-69	7.4%
50-59	12.6%
40-49	17.7%
30-39	15.1%
20-29	9.3%
10-19	16.9%
Under 10 years	17.1%
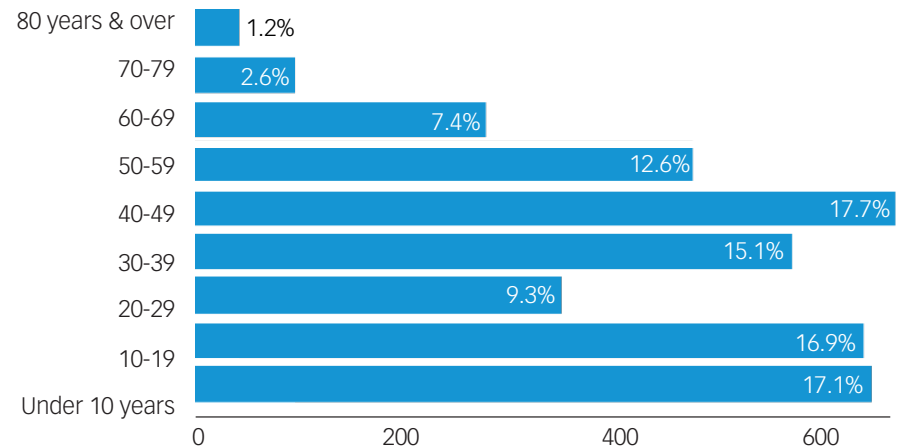
Growth[3]

Year	Population	Density (persons/sq km)
2006	2,400	68
2011	3,900	111
2035	13,600*	387*

Population figures include Census undercount adjustment
* Estimated

Income

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[2]*

Under $10,000	465	17.2%
$10,000-$19,999	380	14.1%
$20,000-$29,999	220	8.1%
$30,000-$39,999	220	8.1%
$40,000-$49,999	255	9.4%
$50,000-$59,999	225	8.3%
$60,000 & over	935	34.6%

* 15 years and over, before tax income

Household Income[2]*

Under $10,000	0	0.0%
$10,000-$29,999	15	1.4%
$30,000-$49,999	40	3.8%
$50,000-$79,999	205	19.2%
$80,000-$99,999	200	18.8%
$100,000 & over	605	56.8%

* Before tax income

Low Income[2]*

- All ages: 7.3%
- Children <6 years: 0%
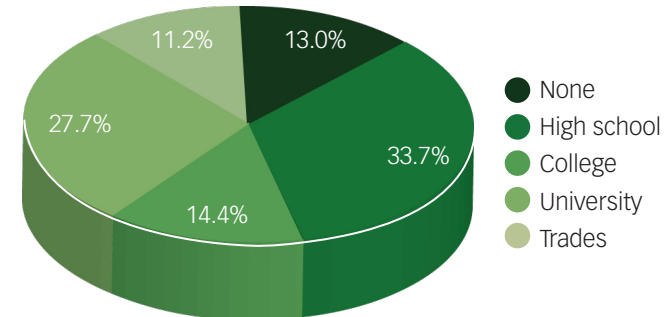- 6-18 years: 7.6%
- 18-64 years: 8.3%
- Seniors 65+: 0%
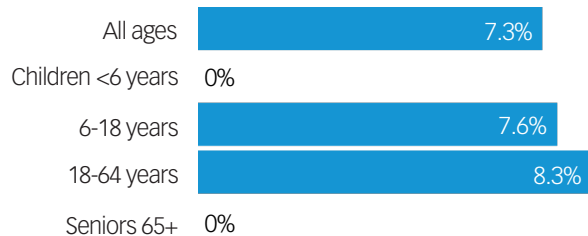
* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.
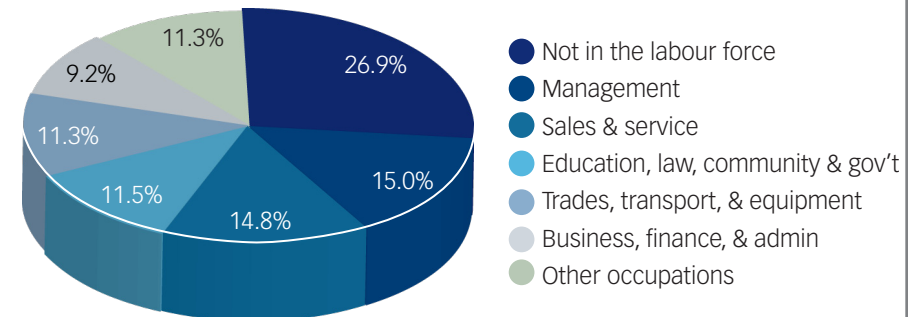
Education & Labour

Just over 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[2] (15 years & over)*

Pie chart:
- None: 13.0%
- High school: 33.7%
- College: 14.4%
- University: 27.7%
- Trades: 11.2%

Legend:
- None
- High school
- College
- University
- Trades

* Highest level of education completed

Labour Force[2] (15 years & over)

Pie chart:
- Not in the labour force: 26.9%
- Management: 15.0%
- Sales & service: 14.8%
- Education, law, community & gov't: 11.5%
- Trades, transport, & equipment: 11.3%
- Business, finance, & admin: 9.2%
- Other occupations: 11.3%

Legend:
- Not in the labour force
- Management
- Sales & service
- Education, law, community & gov't
- Trades, transport, & equipment
- Business, finance, & admin
- Other occupations

Mode of Travel to Work[2] (15 years & over)

- Car, truck, van as driver: 93.0%
- Car, truck, van as passenger: 7.0%
- Public transit: 0%
- Walk: 0%
- Bicycle: 0%
- Other: 0%
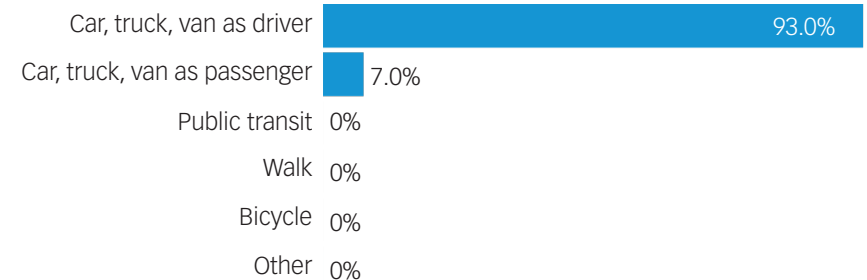
Diversity

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.
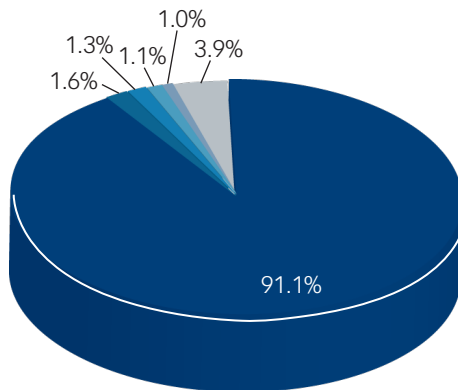
Ethnicity[2]*

Canadian	1,130	29.9%
English	1,005	26.6%
German	865	22.9%
Scottish	715	18.9%
Irish	525	13.9%

* Data includes single and multiple responses

Visible Minority[2]

Chinese	75	2.0%
Korean	60	1.6%
Filipino	45	1.2%

Language[2]

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

1.0%
1.3% 1.1% 3.9%
1.6%

91.1%

- English &/or French only
- Portuguese*
- Korean*
- Afrikaans*
- Panjabi (Punjabi)*
- 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.
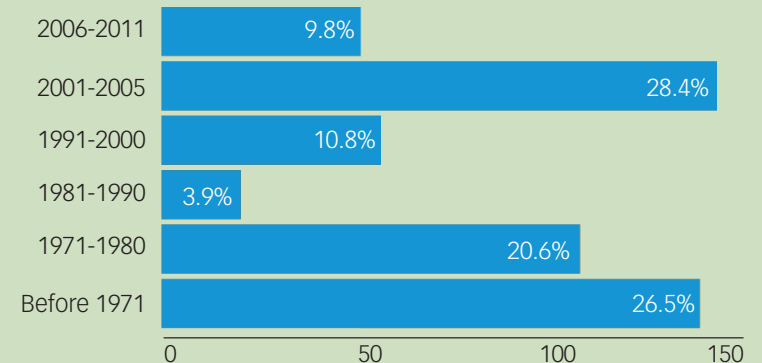
Diversity

Immigration by Place of Birth[2]*

6.0%
20.0%
47.0%
27.0%

- Europe
- Americas
- Asia
- Africa
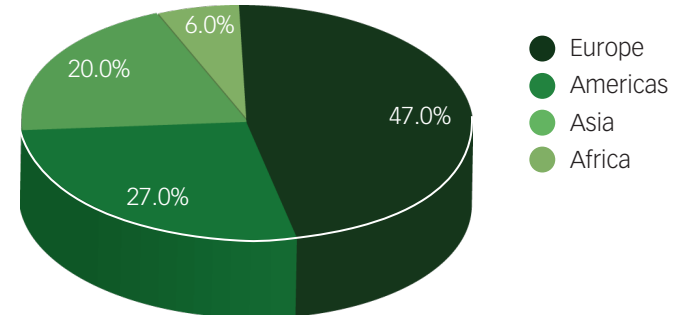
* Percent of total immigrant population

Period of Immigration[2]*

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

(x-axis: 0, 50, 100, 150)

* Percent of total immigrant population

Individual Mobility[2]*

|	1 Year	5 Year
Non-Movers	89.8%	43.5%
Movers*	10.2%	56.5%

* 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.
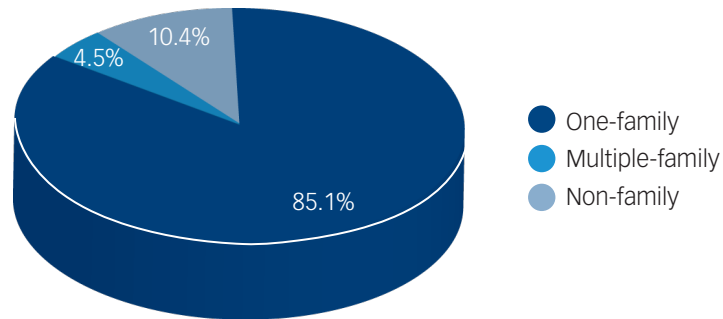
Size[1]

7.7%

30.8%

19.2%

34.6%

+ 7.7%

Persons/Household[1]

3.2

Total households
1,165

Type[1]*

10.4%

4.5%

85.1%
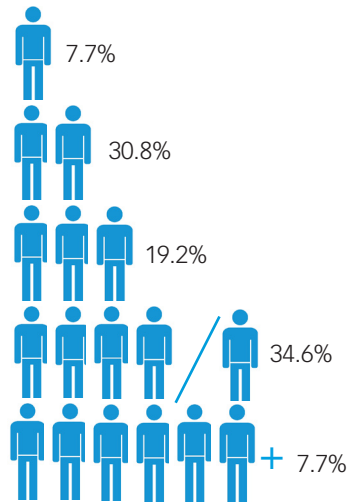
● One-family
● Multiple-family
● Non-family

* 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.

Structure[1]

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[1]

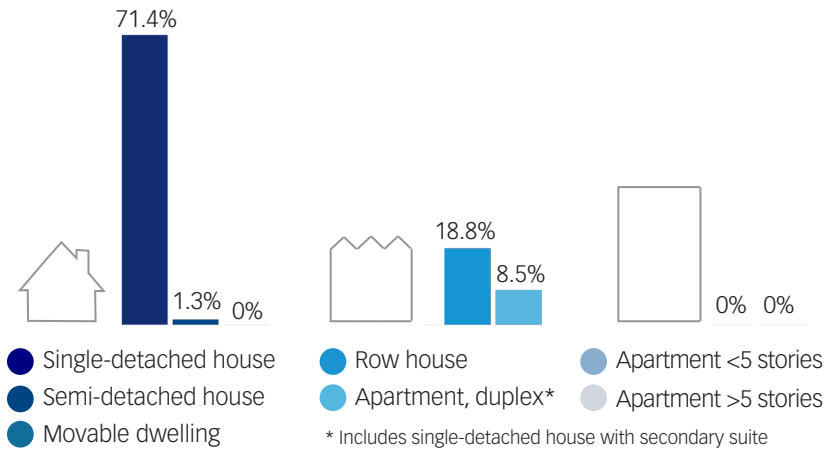|	
25 years & over	3.7%
18-24	17.2%
15-17	11.4%
6-14	43.8%
Under 6 years	23.9%

0   200   400   600
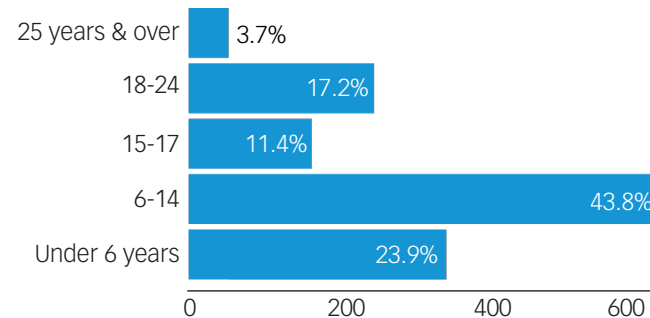
Dwellings

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[1]

71.4%
1.3%
0%
18.8%
8.5%
0% 0%

- ● Single-detached house
- ● Semi-detached house
- ● Movable dwelling
- ● Row house
- ● Apartment, duplex*
- ● Apartment <5 stories
- ● Apartment >5 stories

* Includes single-detached house with secondary suite

Construction Period[2]

1960 or before	40	3.6%
1961 to 1980	15	1.4%
1981 to 1990	40	3.6%
1991 to 2000	300	27.0%
2001 to 2005	235	21.2%
2006 to 2011	**480**	**43.2%**

$647,296
average dwelling value[2]

Dwellings

Tenure[2]

7.7%
92.3%
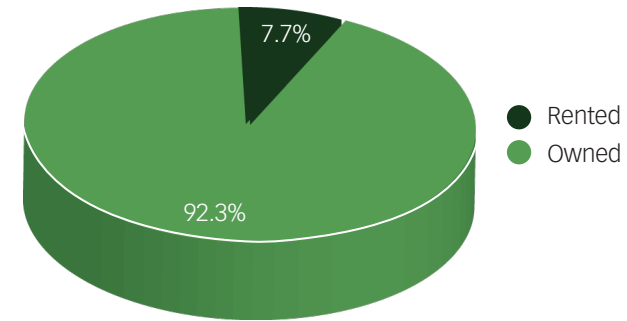
- ● Rented
- ● Owned

Rented Dwellings[2]

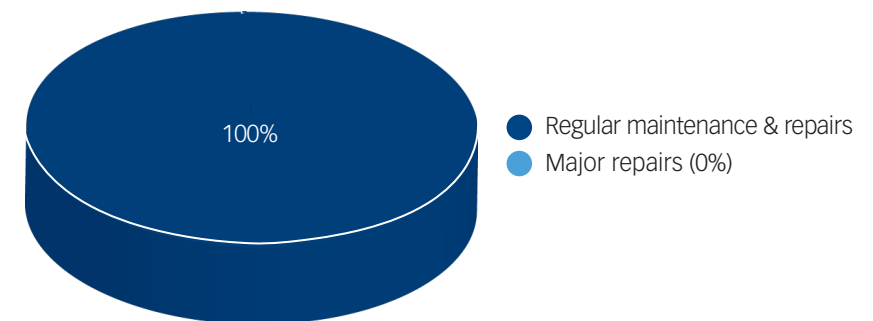**Average rent:** $1,218 / month

Spending ≥30% of before tax income on gross rent: 0%

Owned Dwellings[2]

Average owner's major payments: $1,702 / month
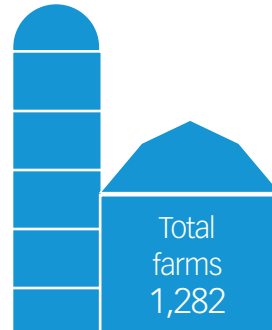
Spending ≥30% of before tax income on major payments: 22.2%

Maintenance Required[2]*

100%

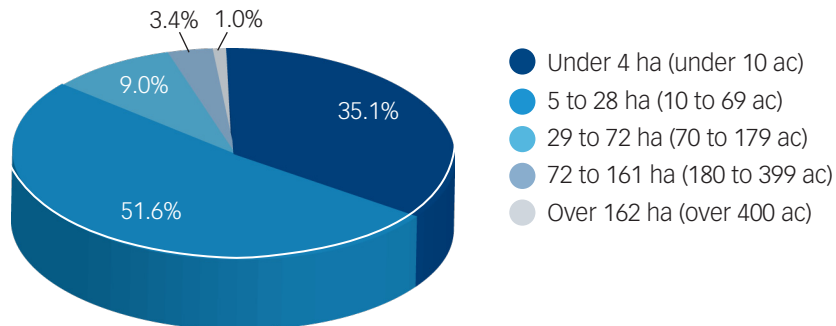- ● Regular maintenance & repairs
- ● Major repairs (0%)

* 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.
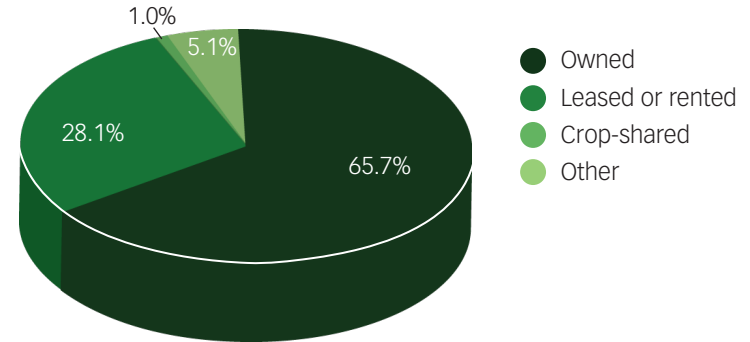
Total farms
1,282

Farm Size[4]

- 35.1% Under 4 ha (under 10 ac)
- 51.6% 5 to 28 ha (10 to 69 ac)
- 9.0% 29 to 72 ha (70 to 179 ac)
- 3.4% 72 to 161 ha (180 to 399 ac)
- 1.0% Over 162 ha (over 400 ac)

Gross Farm Receipts[4]

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[4]

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

Hay & Field Crops[4] (ha)

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

0   1,000   2,000   3,000   4,000   5,000
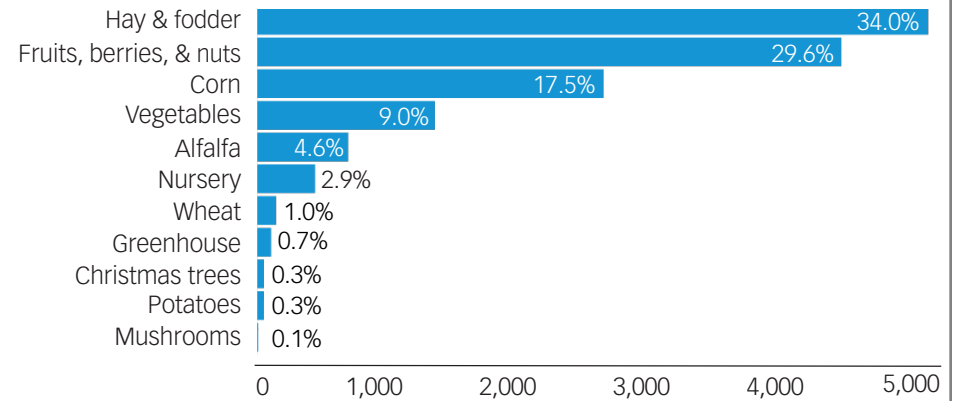
Livestock & Poultry[4]

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[4] (ha)

2,594 ha (blueberries)

1,312 ha (raspberries)

111 ha (cranberries)
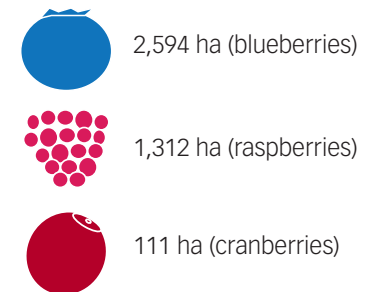
Auguston

Sumas Mtn Village

Nature

Ledgeview Golf Course

Sumas Dyke Trail

Recreation

Prepared by:

CITY OF ABBOTSFORD
Planning & Development Services
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-864-5510

planning-info@abbotsford.ca