City of Abbotsford Demographic Profiles 2024
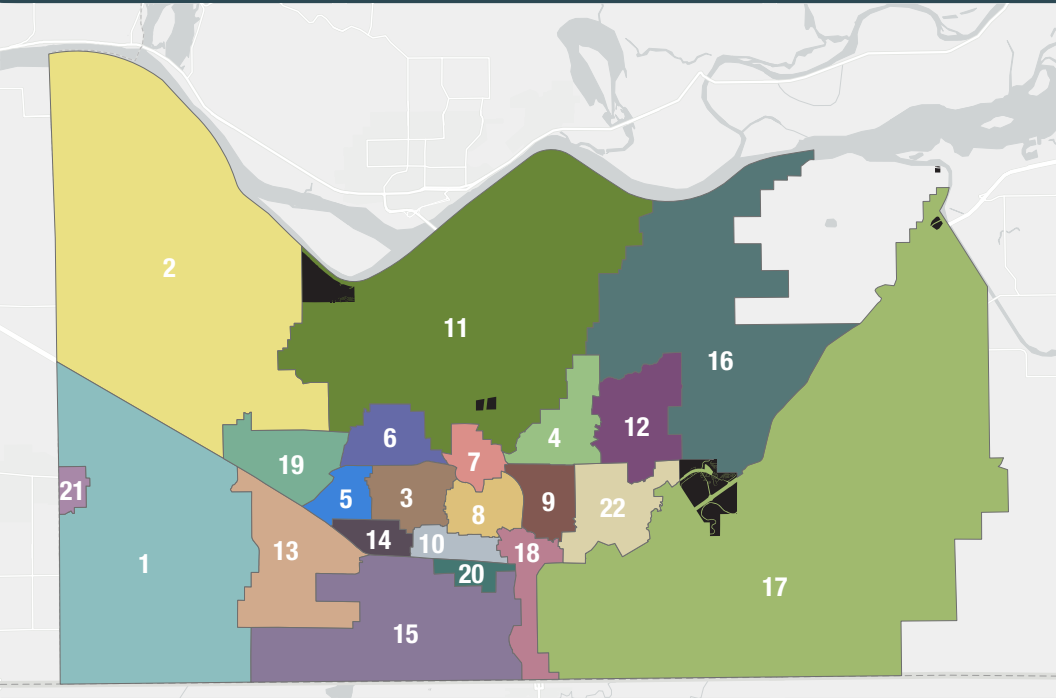
1. Aberdeen
2. Bradner - Mt. Lehman
3. City Centre
4. Clayburn
5. Clearbrook
6. Fairfield
7. Hazelwood
8. Historic Downtown
9. Immel - McMillan
10. Marshall - McCallum
11. Matsqui Prairie
12. McKee
13. Peardonville
14. South Clearbrook
15. South Poplar
16. Sumas Mountain
17. Sumas Prairie
18. Sumas Way
19. Townline
20. UDistrict
21. West Abbotsford
22. Whatcom

■ First Nations Reserves

Hazelwood

Hazelwood is located in the north of Abbotsford. Industrial land use is the most prevalent in the area.

Population

Total Population of Hazelwood
400
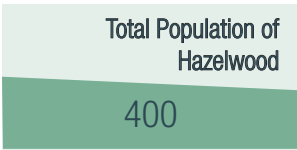
21.3% of Hazelwood residents are children

10.0% of Hazelwood residents are elderly

Median Age

Hazelwood

2016 **41.6**   2021 **40.4**

Abbotsford

2016 **39.0**   2021 **39.2**

Household Size

The average houshold size in Hazelwood is **3.4**

Family Structure

Couples

18.2% Common-law

81.8% Married

58.3% w/ Children

41.7% w/o Children

Single Parent

66.7% Female

33.3% Male

Age Distribution

Age	Male	Female
85-94		1%
75-84	3%	3%
65-74	3%	4%
55-64	4%	8%
45-54	6%	6%
35-44	9%	10%
25-34	8%	5%
15-24	20%	18%
Under 14 years	10%	11%

Male Female

Housing Types

Single-detached house	**67%**
Row house	**17%**
Apartment or flat in a duplex	**17%**

Average House Value
2016

$433,344

Average House Value
2021

$920,000

Construction Period

- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1961-1980
- 1960 or before

12.0%
40.0%
36.0%
8.0%
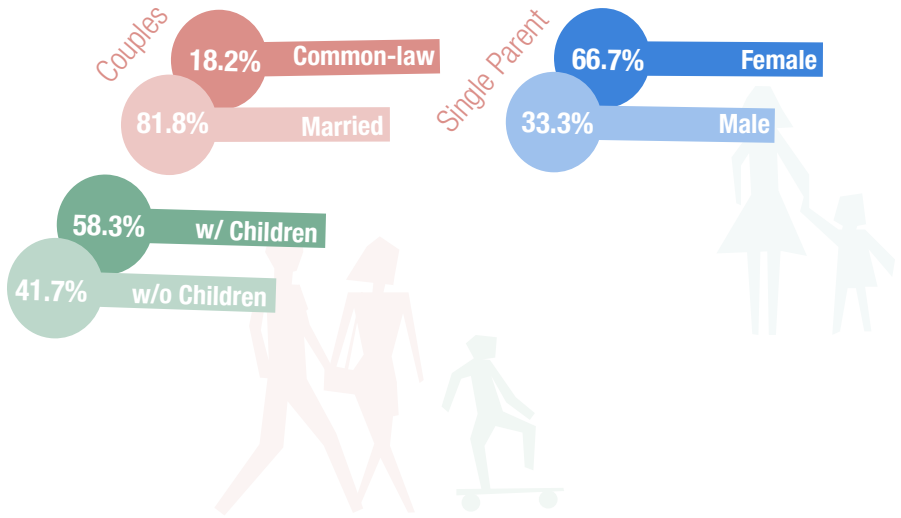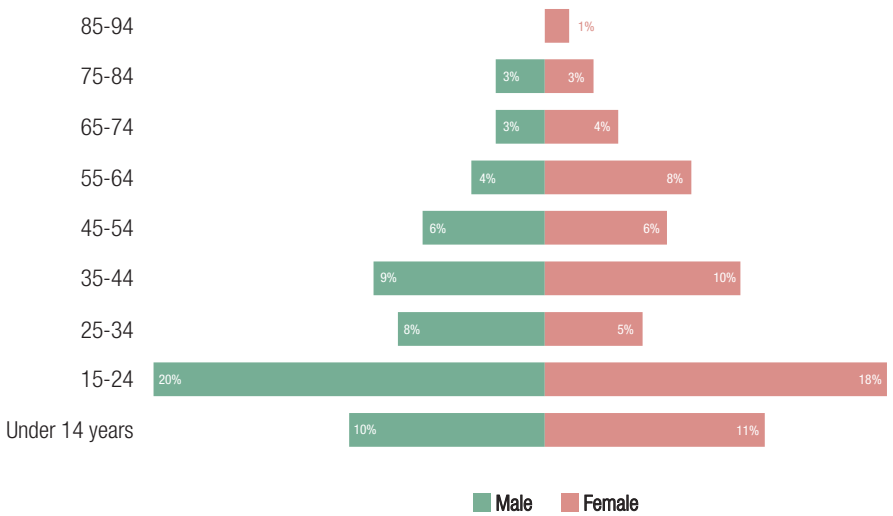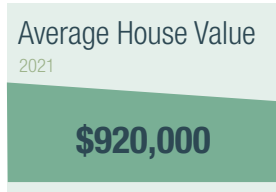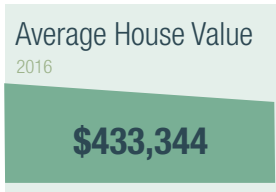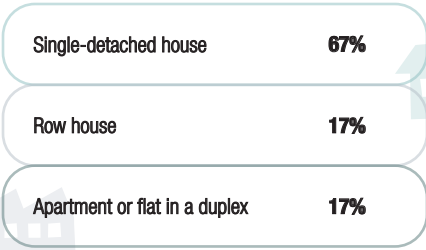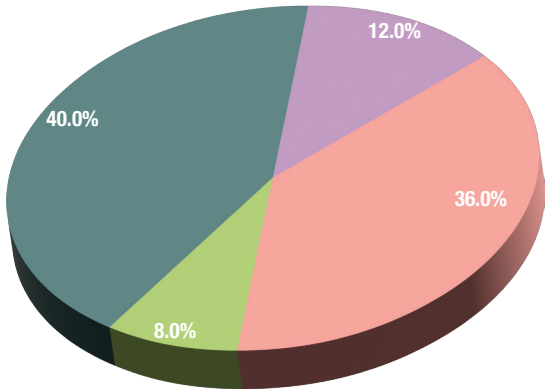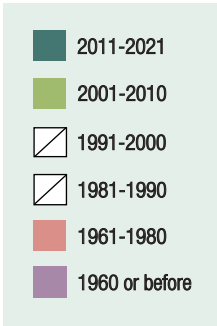
Rent/Own

In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income.

Owned Dwellings

Average monthly payments
2016: $1,694
2021: $1,924

In 2016, 20.1% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments lowered to 19.9%.
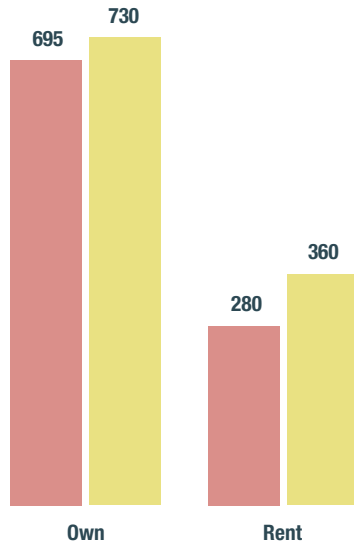
Rented Dwellings

Average monthly rent
2016: $1,003
2021: $1,585

In 2016, 26.8% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 27.8%.

Dwelling Tenure

2021
2016

	Own	Rent
2016	695	280
2021	730	360

Income

Total Household Income

Since 2016, household incomes have risen by approximately 11%.

2016 Median Household Income

2021 Median Household Income

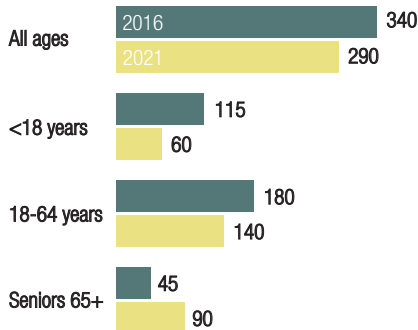| <20k | <40k | <60k | <80k | <100k | <125k | >125k |

■ 2016 ■ 2021
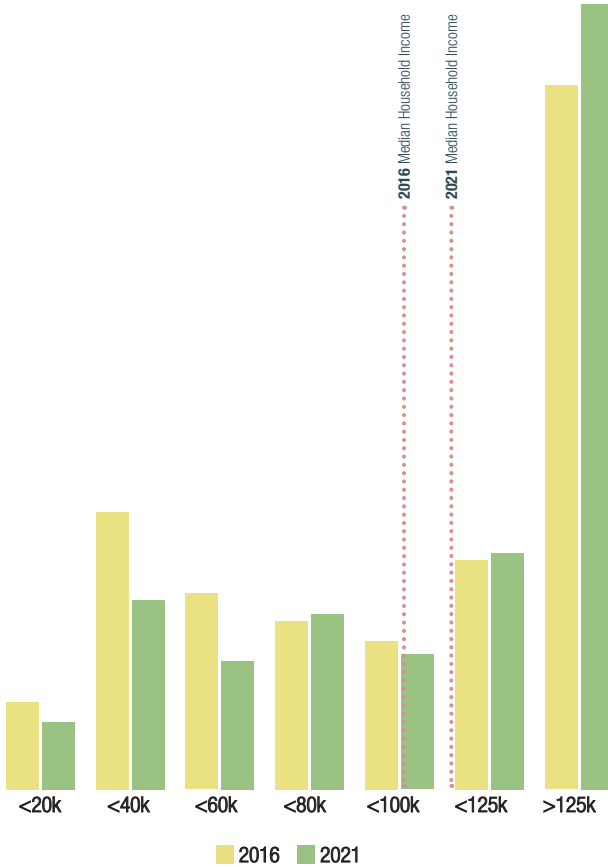
Median Individual Income

Since 2016, individual incomes have lowered by approximately 1%.

2016: **$37,064**
2021: **$36,800**

Total low-income residents (after tax)

All ages
2016 — 340
2021 — 290

<18 years
115
60

18-64 years
180
140

Seniors 65+
45
90

Low-Income definition

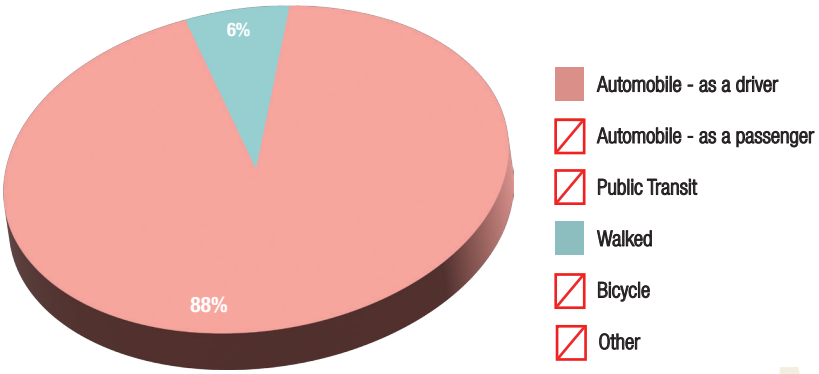A household is considered "low income" if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

Fewer people have attained higher education than 2016 levels.

None
2016 — 35
2021 — 85

High School
50
75

Trades
10
35

College
50
65

University (certificate or diploma)
0
20

University (Bachelor's degree)
0
30

University (above Bachelor's)
10
15

Commute to Work

- 6%
- 88%

Legend:
- ■ Automobile - as a driver
- ▨ Automobile - as a passenger
- ▨ Public Transit
- ■ Walked
- ▨ Bicycle
- ▨ Other
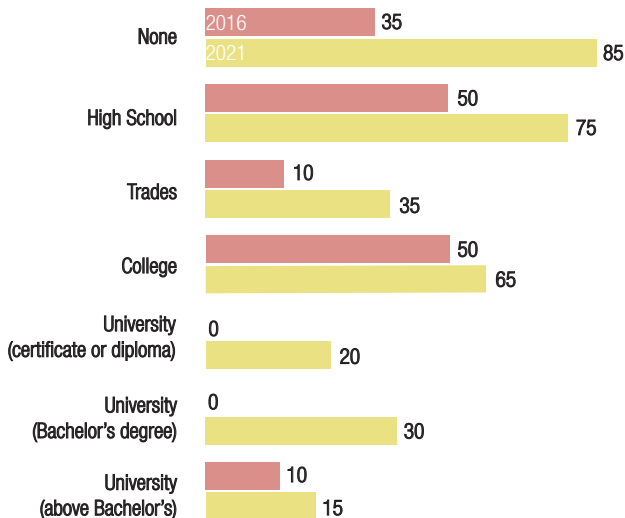
6% of residents commuted to work using alternative means of transport than an automobile, down from 11& in 2016.

Occupation

Construction and Manufacturing saw an increase, while Health Care and Social Assistance and Retail Trade saw a decrease.
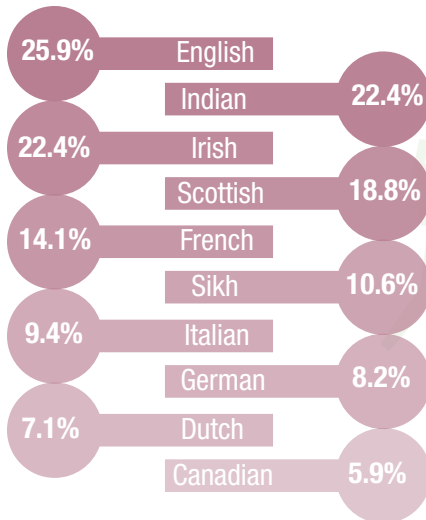
Industry	2016	2021
Construction	8.3%	30.3%
Health Care and Social Assistance	16.7%	15.2%
Manufacturing	12.5%	15.2%
Retail Trade	16.7%	12.1%
Administrative and Support	8.3%	9.1%

Language

26.3%
of residents know a non-official language.

Punjabi: **71.4%**
Arabic: **4.8%**
Mandarin: **4.8%**

Ethnicity

| Ethnicity	Percentage
English	25.9%
Indian	22.4%
Irish	22.4%
Scottish	18.8%
French	14.1%
Sikh	10.6%
Italian	9.4%
German	8.2%
Dutch	7.1%
Canadian	5.9%

30.6% of Hazelwood residents are of a visible minority group.

Statistics Canada defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour".

Immigration

Immigration by Birthplace

- India
- United Kingdom
- Other countries

India 69%
United Kingdom 13%
Other countries 19%
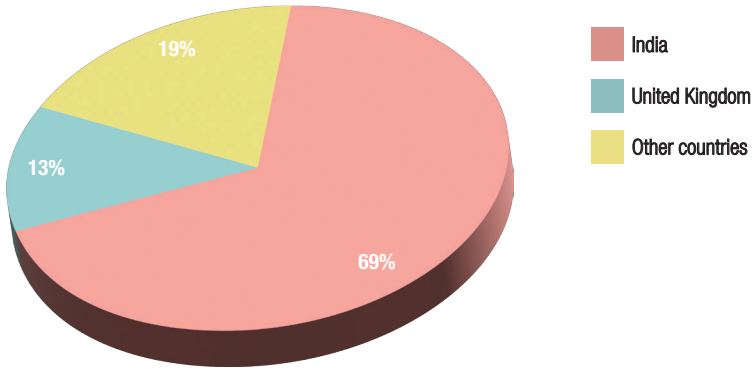
Period of Immigration

Time period of granted immigration status:

Before 1980	19%
1980-1990	19%
1991-2000	19%
2001-2010	25%
2011-2021	13%