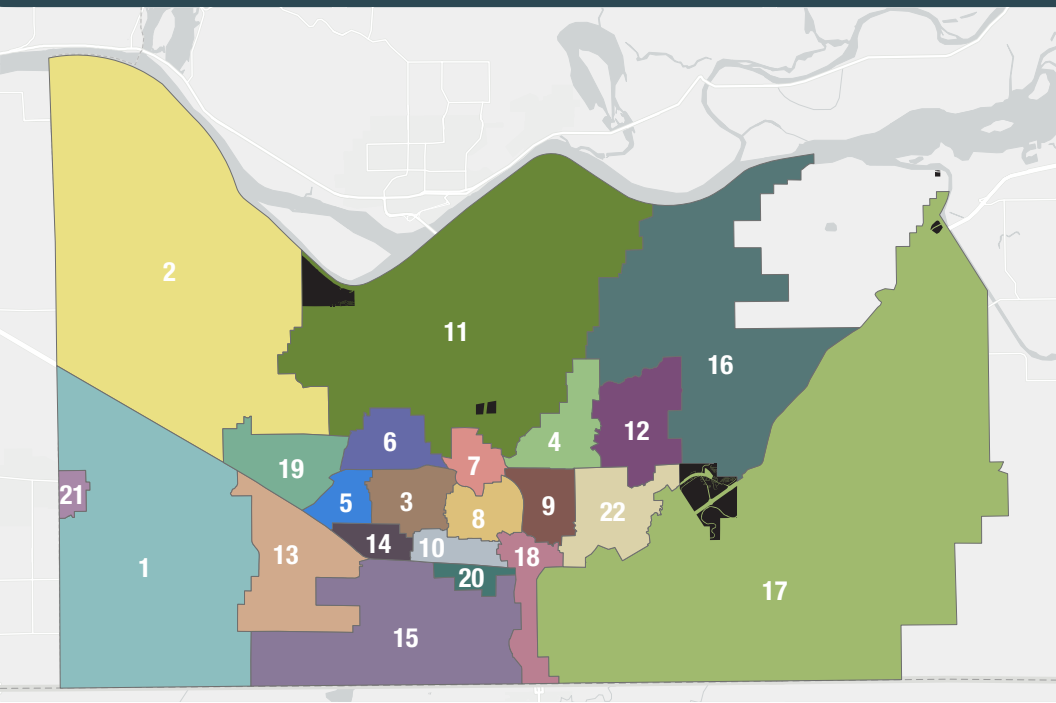


City of Abbotsford Demographic Profiles 2024



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

 First Nations Reserves

Sources: 2016 and 2021 Census

Additional information available: www.abbotsford.ca/stats
Released: January 2024

Contact Us
CITY OF ABBOTSFORD
Planning & Development Services
32315 South Fraser Way
Abbotsford, BC V2T 1W7
Tel: 604-864-5510
Email: planning-info@abbotsford.ca

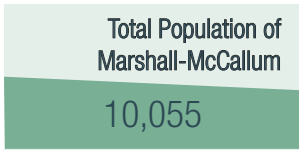
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand this possibility, and if an error is found, consider informing the Planning & Development Services department so it can be corrected.

Marshall-McCallum

Located in the south of Abbotsford, this area has the Abbotsford Regional Hospital and Cancer Centre, and higher density mixed-use developments. Mill Lake Park provides recreational opportunities for residents.



Population



13.5% of Marshall-McCallum residents are children

24.7% of Marshall-McCallum residents are elderly

Median Age

Marshall-McCallum



Abbotsford

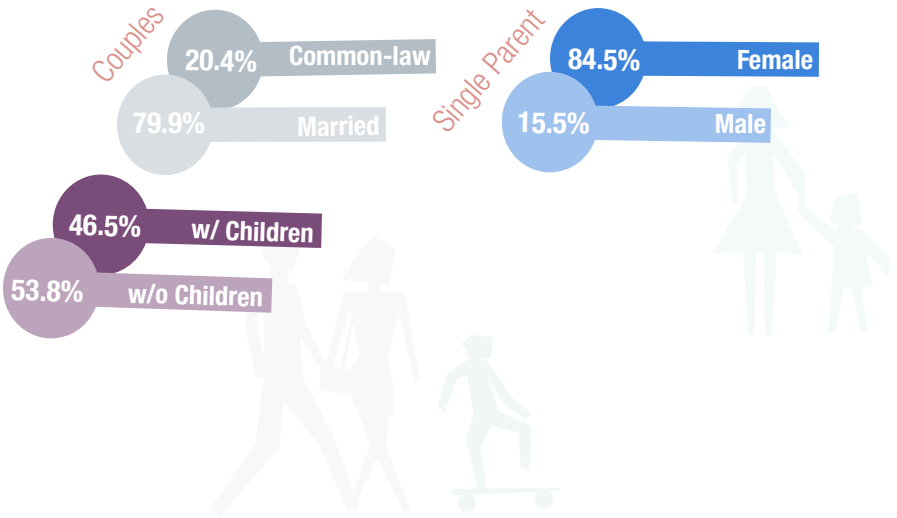


Household Size

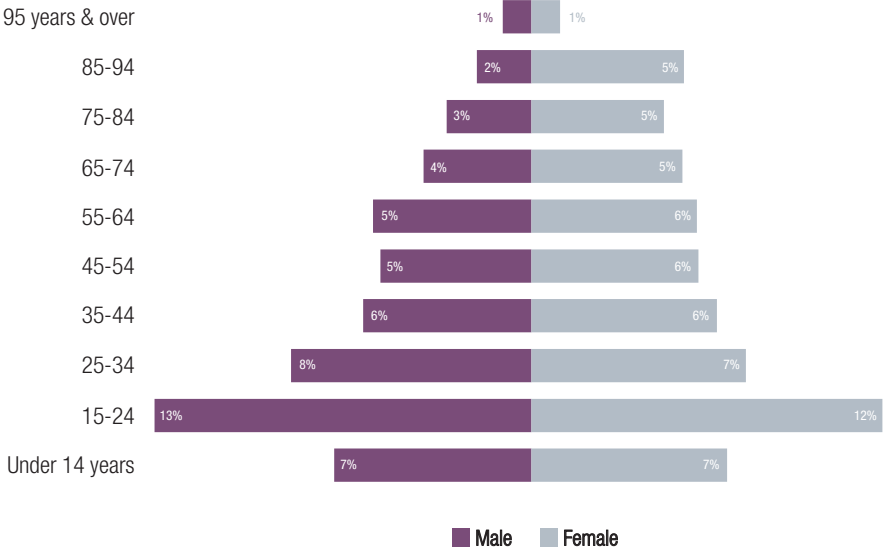
The average household size in Marshall-McCallum is **2.2**



Family Structure

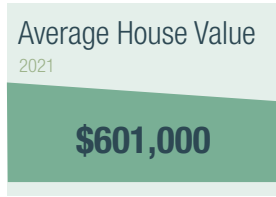
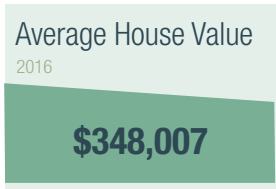


Age Distribution



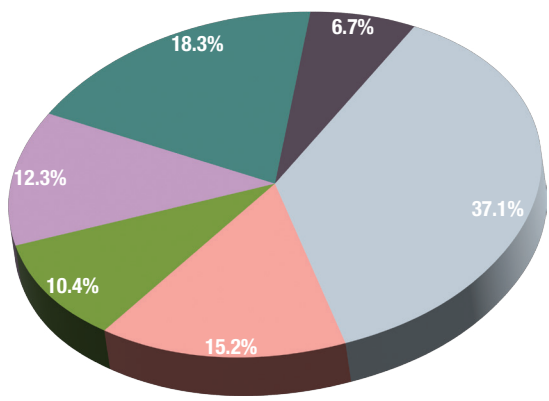
Housing Types

Single-detached house	18%
Semi-detached house	2%
Row house	10%
Apartment or flat in a duplex	7%
Apartment <5 storeys	63%
Apartment >5 storeys	0.25%



Construction Period

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



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: \$1,099

2021: \$1,420

In 2016, 20.3% 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 23.9%.

Rented Dwellings

Average monthly rent

2016: \$953

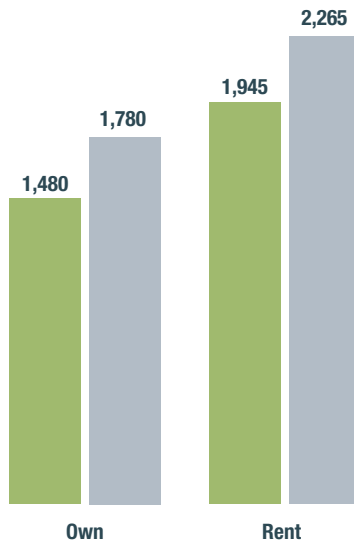
2021: \$1,296

In 2016, 35.1% 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 42.5%.

Dwelling Tenure

2021

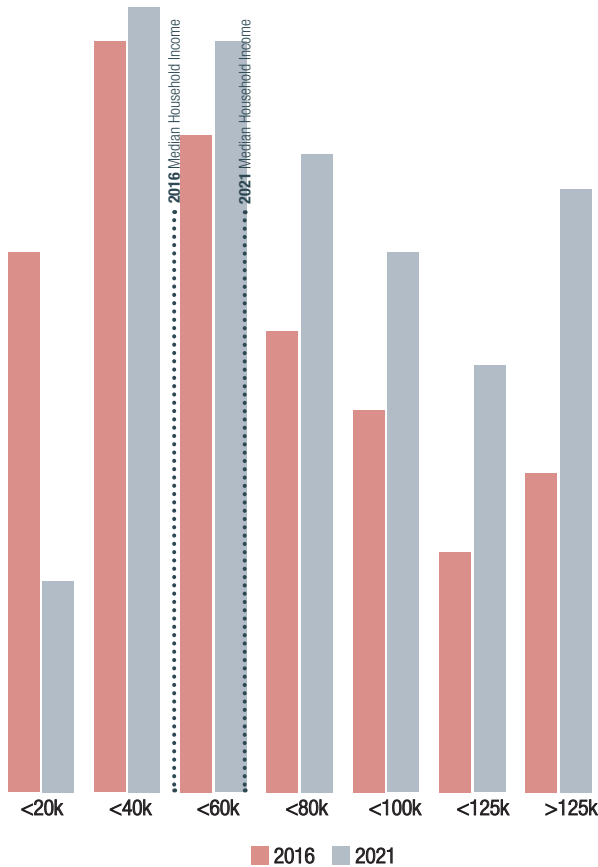
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 33%.



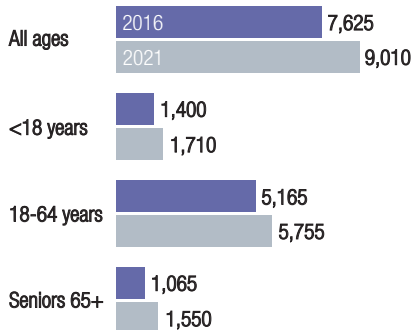
Median Individual Income

Since 2016, individual incomes have lowered by approximately 18%.

2016: **\$37,064**

2021: **\$36,800**

Total low-income residents (after tax)

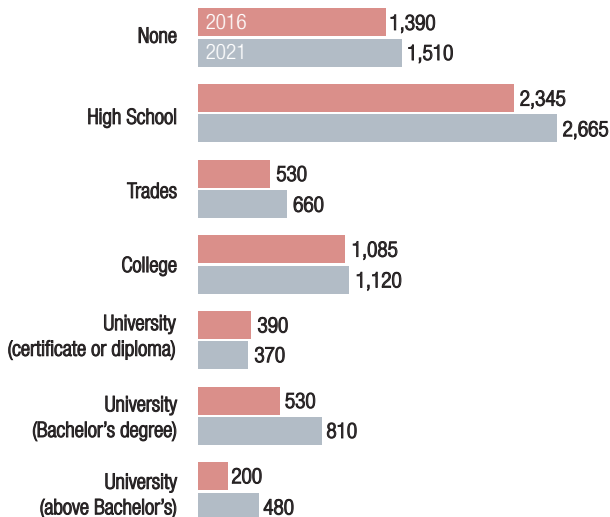


Low-Income definition

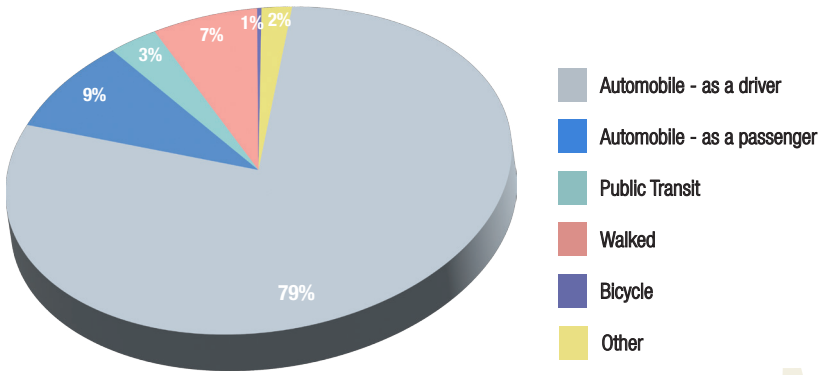
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

People have attained higher education at similar 2016 levels.



Commute to Work



12% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.



Occupation

Retail Trade, Construction, and Transportation and Warehousing saw an increase, while Manufacturing saw a decrease.

Industry	2016	2021
Retail Trade	11.6%	13.5%
Health Care and Social Assistance	12.8%	11.9%
Construction	10.2%	11.8%
Manufacturing	11.6%	9.1%
Transportation and Warehousing	7.6%	8.6%

Language

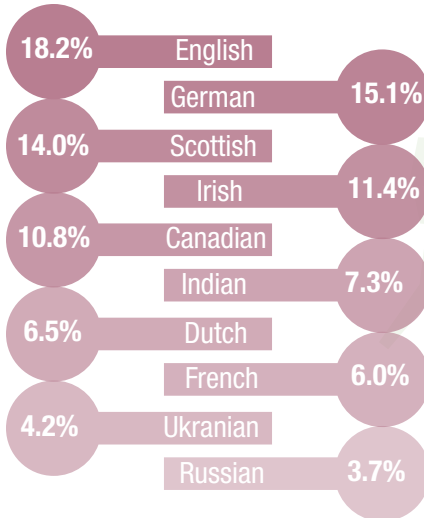
24.2%
of residents know a non-official language.

36% of people who know a non-official language speak Punjabi,
up from 31% in 2016.

Punjabi: 35.7%
German: 5.5%
Mandarin: 5.1%

Korean: 5.1%
Spanish: 4.9%

Ethnicity

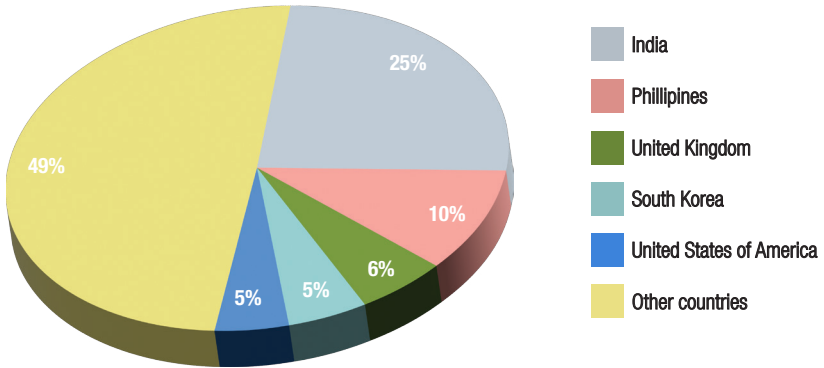


30.2% of Marshall -
McCallum residents are of a
visible minority group.

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



Period of Immigration

Time period of granted immigration status:

Before 1980	16%
1980-1990	7%
1991-2000	17%
2001-2010	17%
2011-2021	42%