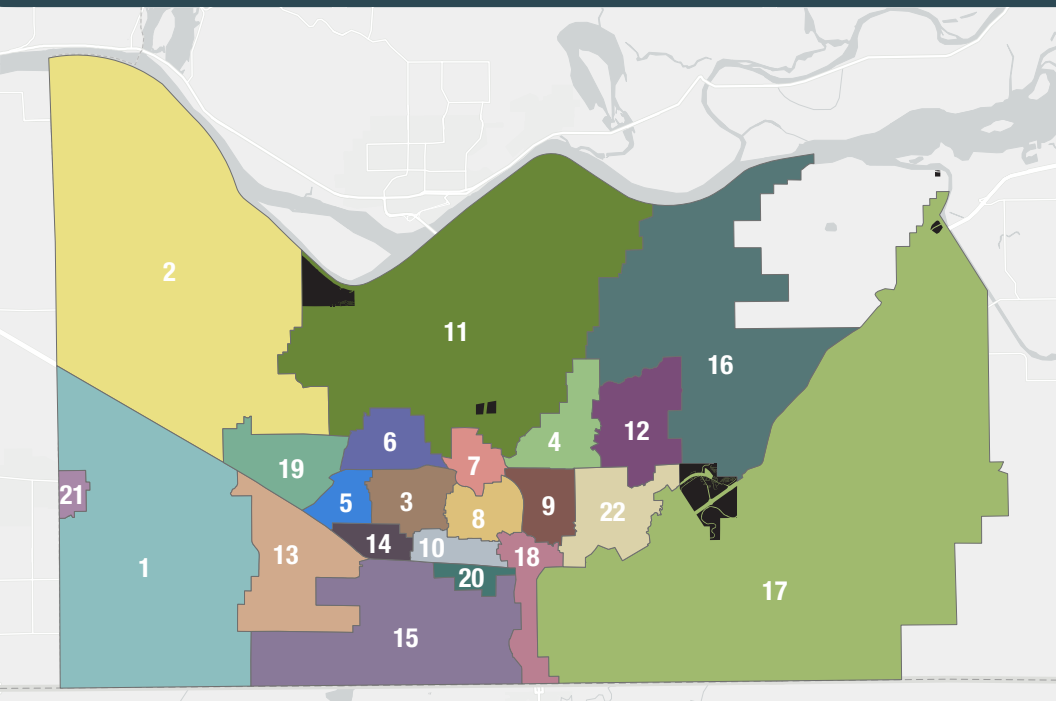


# City of Abbotsford Demographic Profiles 2024



- |                         |                         |                     |
|-------------------------|-------------------------|---------------------|
| 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](http://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](mailto: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.

# McKee

This area is largely undeveloped but will become future residential and commercial developments through the McKee Neighbourhood Plan over the coming decades. Ledgeview Golf Course and Sumas Mountain offer recreational opportunities for residents.



## Population

Total Population of McKee

4,840

24.4% of McKee residents are children

9.7% of McKee residents are elderly



## Median Age

McKee

2016

34.8

2021

36.4

Abbotsford

2016

39.0

2021

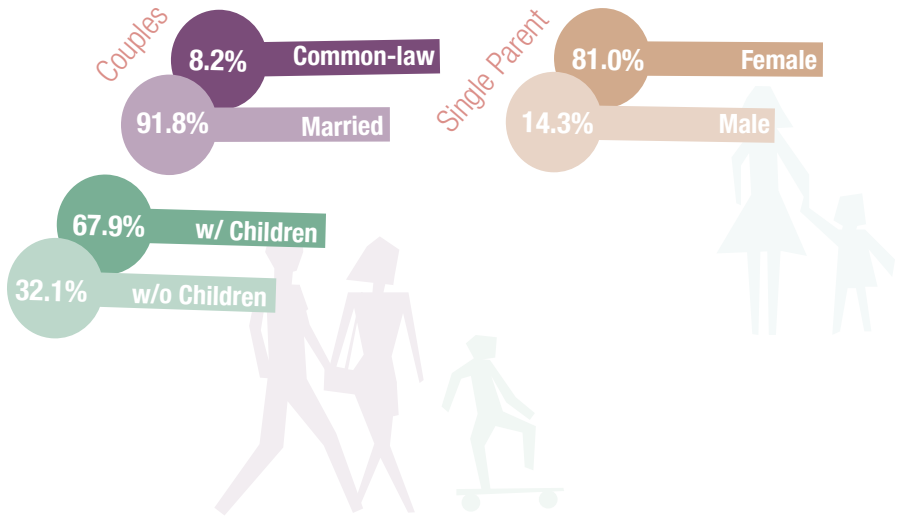
39.2

## Household Size

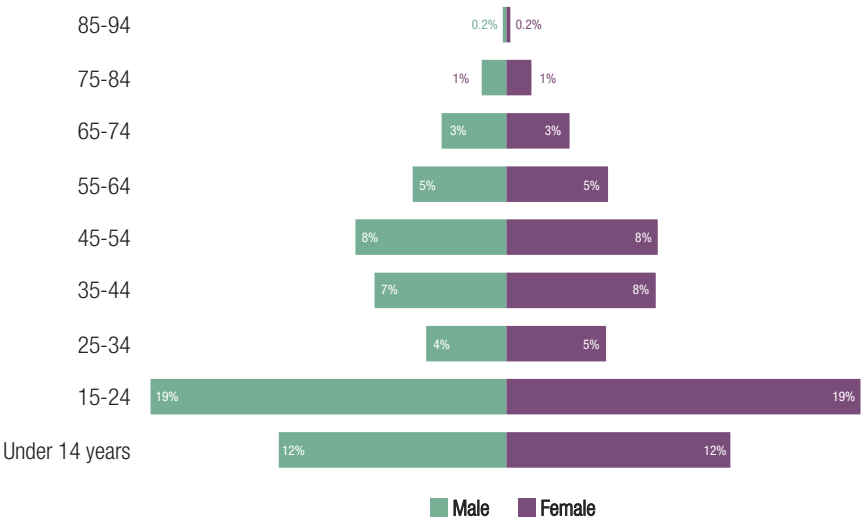
The average household size in McKee is 3.3



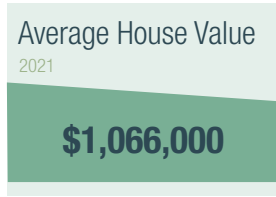
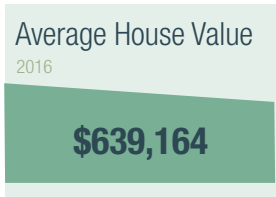
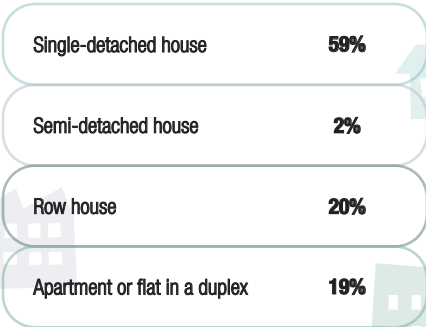
## Family Structure



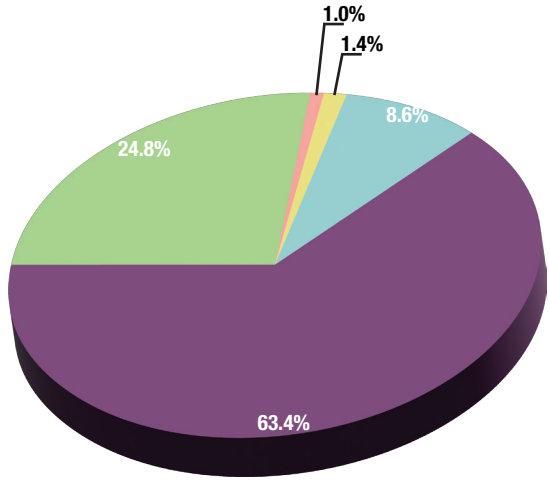
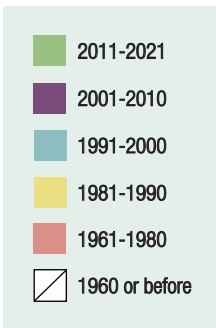
## Age Distribution



# Housing Types



# Construction Period



# 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: \$1,950

2021: \$2,212

In 2016, 12.4% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments rose to 14.6%.

## Rented Dwellings

Average monthly rent

2016: \$1,096

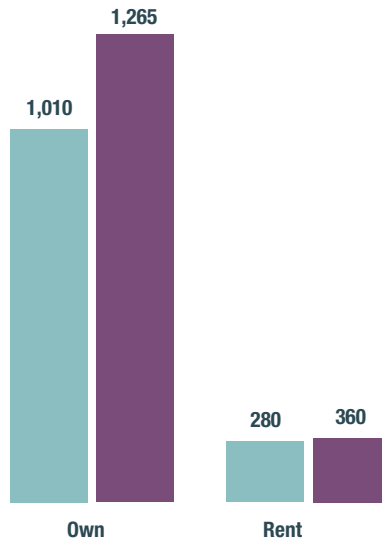
2021: \$1,840

In 2016, 30.3% 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 31.4%.

## Dwelling Tenure

2021

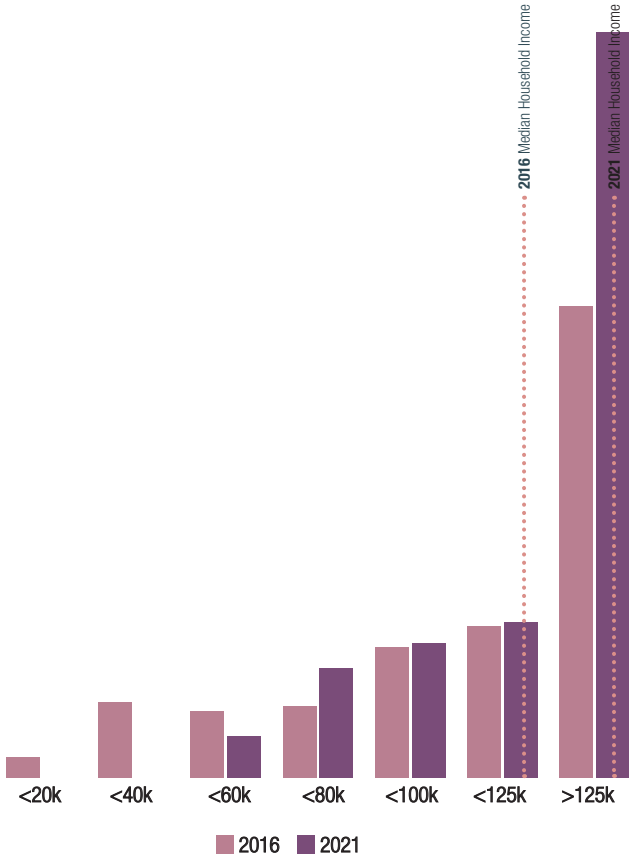
2016



# Income

## Total Household Income

Since 2016, household incomes have risen by approximately 18%.



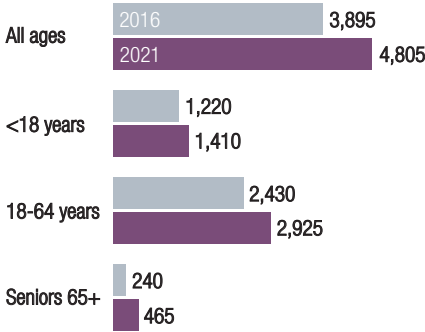
## Median Individual Income

Since 2016, individual incomes have risen by approximately 3%.

2016: **\$49,634**

2021: **\$51,200**

## Total low-income residents (after tax)

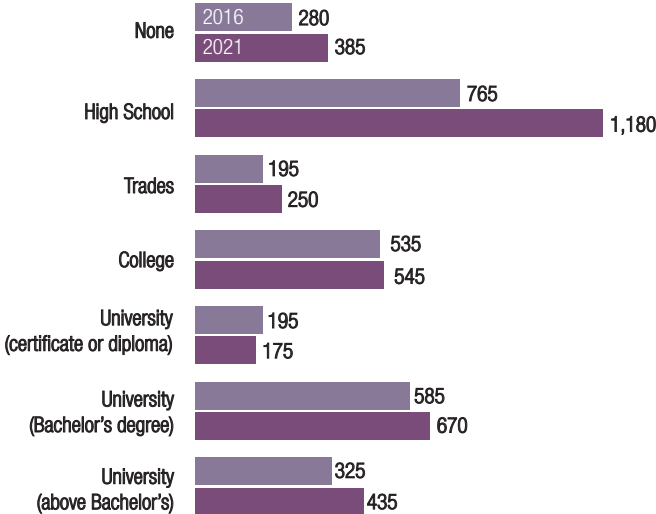


### Low-Income definition

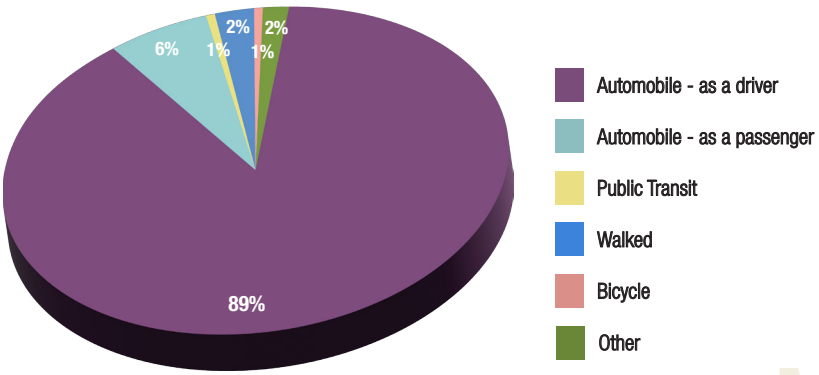
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

## Education

Fewer people have attained higher education than 2016 levels.



## Commute to Work



5% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.

## Occupation

Construction saw an increase, while Retail Trade and Educational Services saw a decrease.

Industry	2016	2021
Health Care and Social Assistance	11.3%	11.7%
Retail Trade	12.3%	11.1%
Educational Services	11.8%	10.5%
Construction	5.2%	10.5%
Professional, Scientific and Technical Services	8.7%	8.7%



## Language

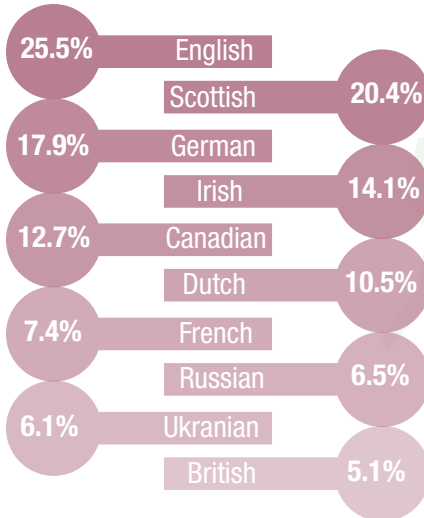
14.7%  
of residents know a non-official language.

18% of people who know a non-official language speak Punjabi, up from 17% in 2016.

Punjabi: 18.3%  
German: 9.9%  
Mandarin: 9.2%

Spanish: 7.0%  
Korean: 5.6%

## Ethnicity

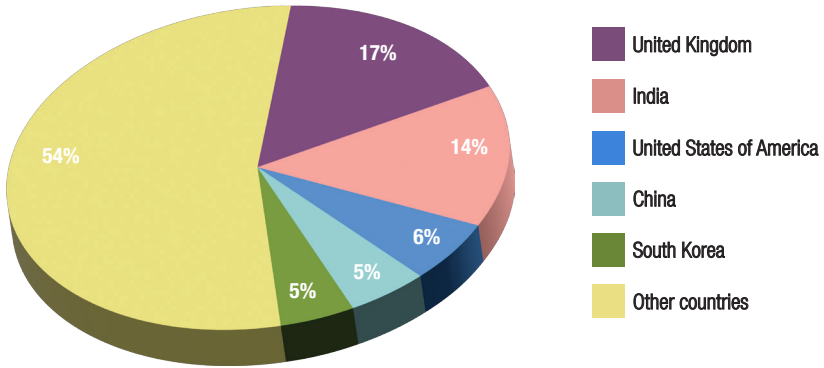


17.6% of McKee residents are of a visible minority group.

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	21%
1980-1990	10%
1991-2000	17%
2001-2010	24%
2011-2021	27%