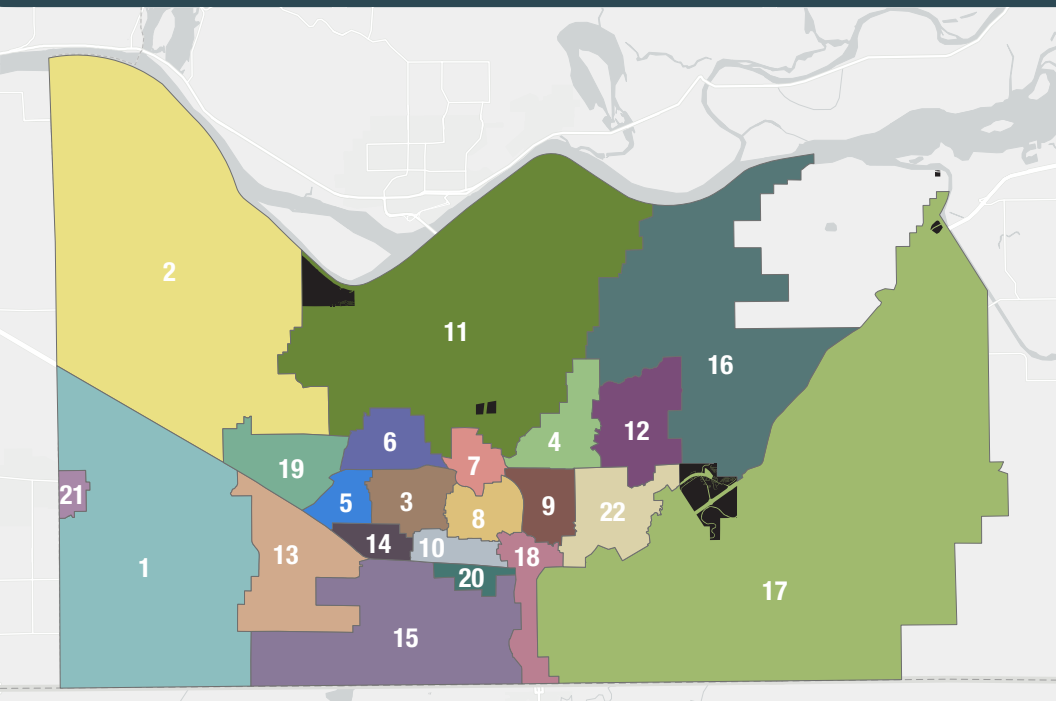


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|---------------------|
| 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

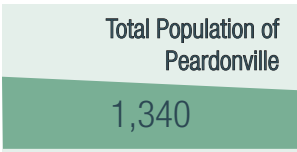
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand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

Peardonville

The Abbotsford International Airport is located in the Peardonville community. There are numerous Industrial businesses in the area.



Population



13.1% of Peardonville residents are children

17.5% of Peardonville residents are elderly



Median Age

Peardonville



Abbotsford

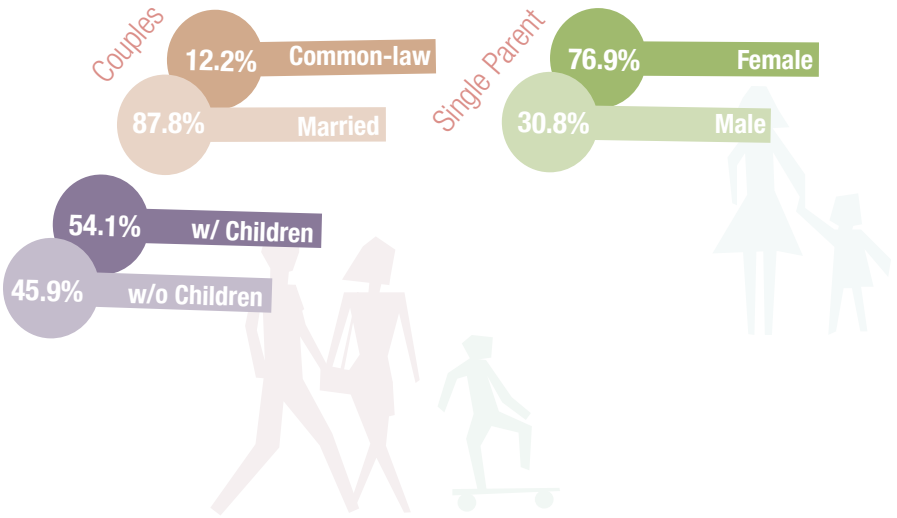


Household Size

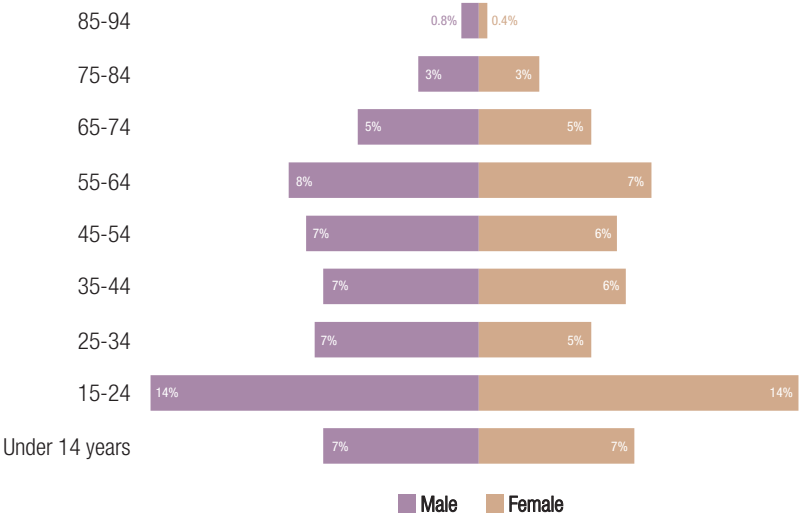
The average household size in Peardonville is 2.9



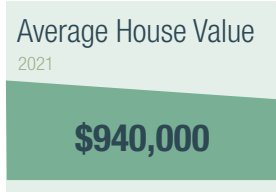
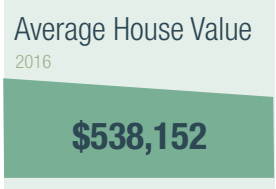
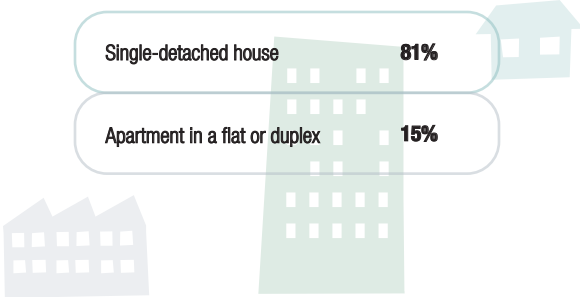
Family Structure



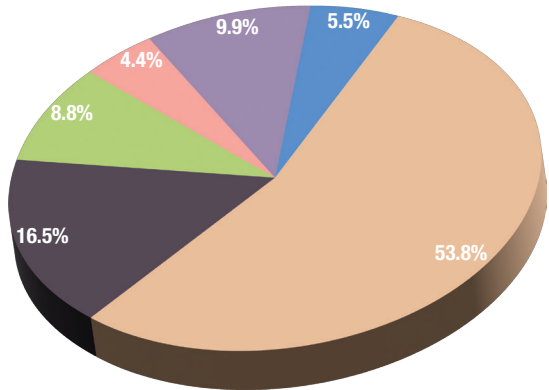
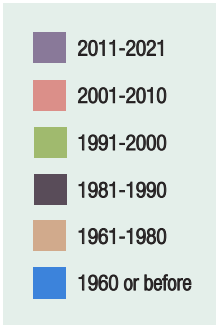
Age Distribution



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: \$1,269

2021: \$1,435

In 2016, 23.9% 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 22.4%.

Rented Dwellings

Average monthly rent

2016: \$1,107

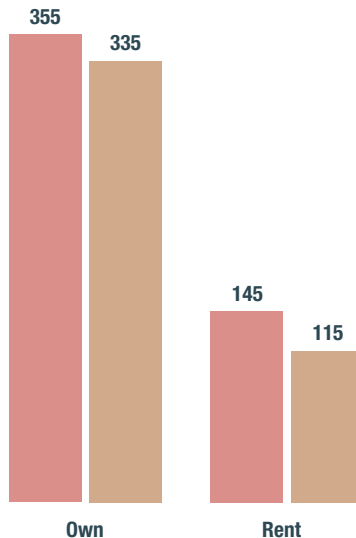
2021: \$2,000

In 2016, 44.8% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent lowered to 30.4%.

Dwelling Tenure

2021

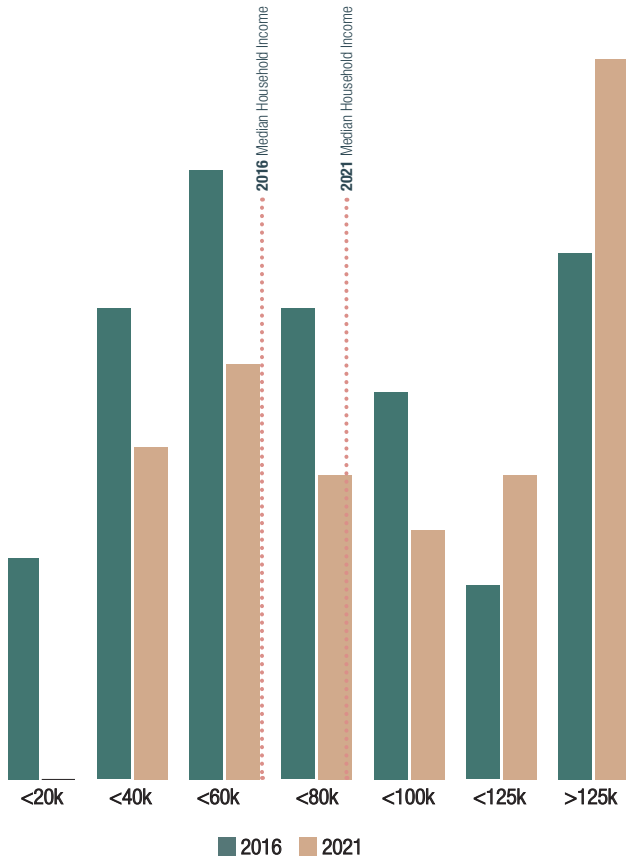
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 28%.



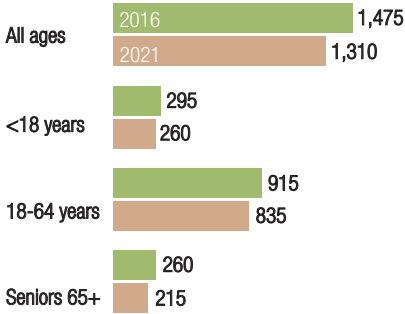
Median Individual Income

Since 2016, individual incomes have increased by approximately 21%.

2016: **\$26,737**

2021: **\$32,400**

Total low-income residents (after tax)

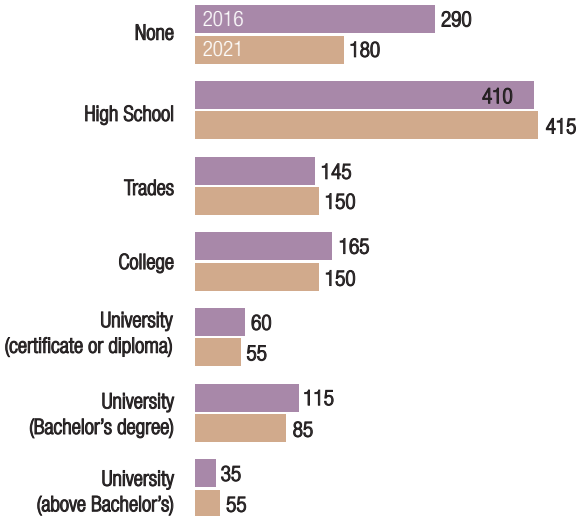


Low-Income definition

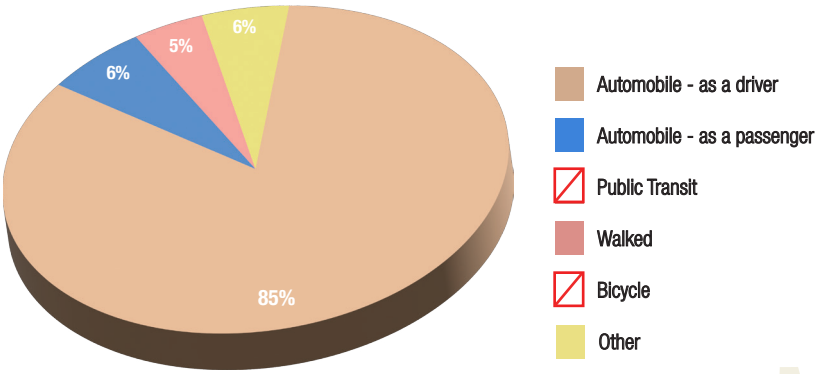
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

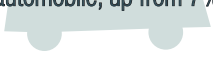
Fewer people have attained higher education than 2016 levels. 45.4% of Peardonville residents have education above a high school diploma.



Commute to Work



10% of residents commuted to work using alternative means of transport than an automobile, up from 7% in 2016.



Occupation

Transportation and Warehousing, Manufacturing, and Construction saw an increase, while Health Care and Social Assistance saw a decrease.

Industry	2016	2021
Retail Trade	14.8%	15.1%
Transportation and Warehousing	7.7%	15.1%
Manufacturing	7.1%	13.7%
Construction	11.6%	12.9%
Health Care and Social Assistance	15.5%	8.6%

Language

34.5%
of residents know a non-official language.

71% of people who know a non-official language speak Punjabi,
up from 63% in 2016.

Punjabi: 70.7%

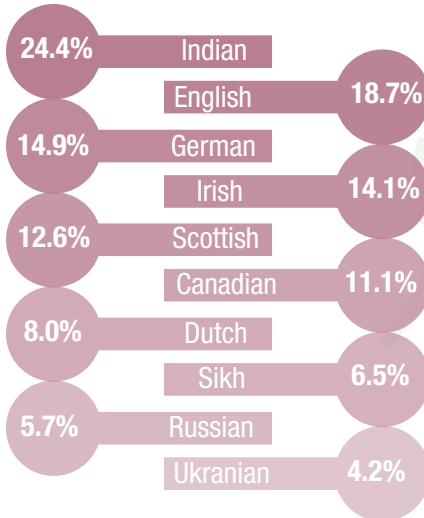
Arabic: 2.2%

German: 8.7%

Spanish: 2.2%

Vietnamese: 2.2%

Ethnicity

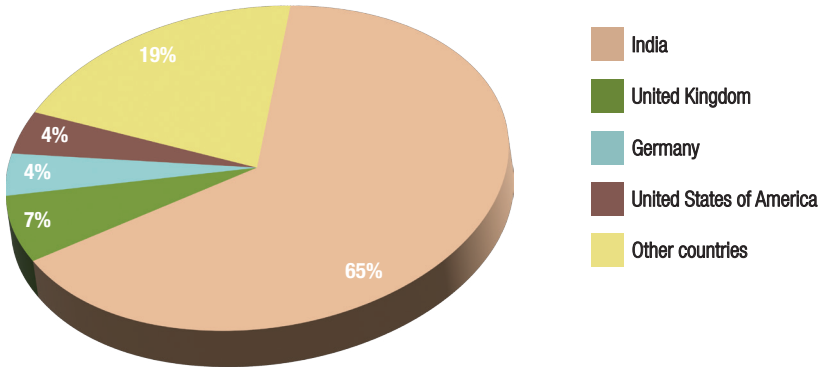


35.9% of Peardonville residents are of a visible minority group.

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	22%
1980-1990	11%
1991-2000	13%
2001-2010	17%
2011-2021	38%