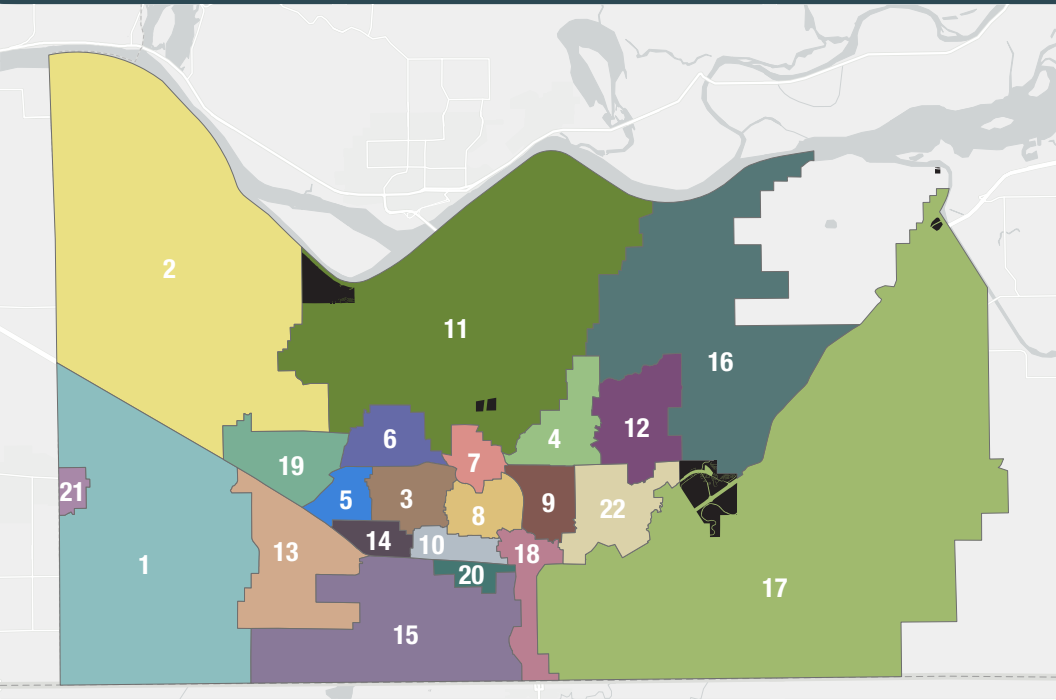


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|--|
| 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 |  First Nations Reserves |
| 7. Hazelwood | 16. Sumas Mountain | |
| 8. Historic Downtown | 17. Sumas Prairie | |
| 9. Immel - McMillan | 18. Sumas Way | |

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.

South Poplar

South Poplar covers 2 km² and is located in the south of Abbotsford. The majority of the land is used for agriculture. Albert Dyck Park provides residents outdoor amenities and is the only swimmable lake in the city.



Photo credit: Karen Massier

Population



12.3% of South Poplar residents are children

15.8% of South Poplar residents are elderly



Median Age

South Poplar



Abbotsford

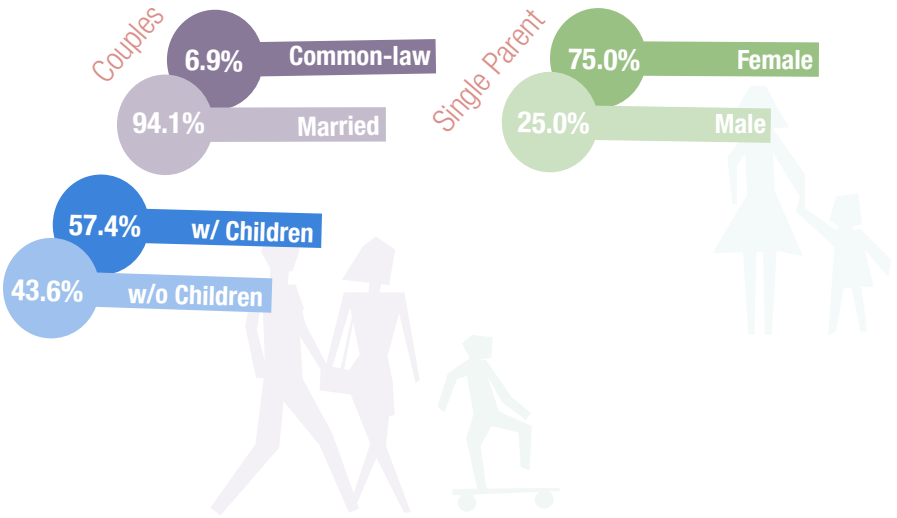


Household Size

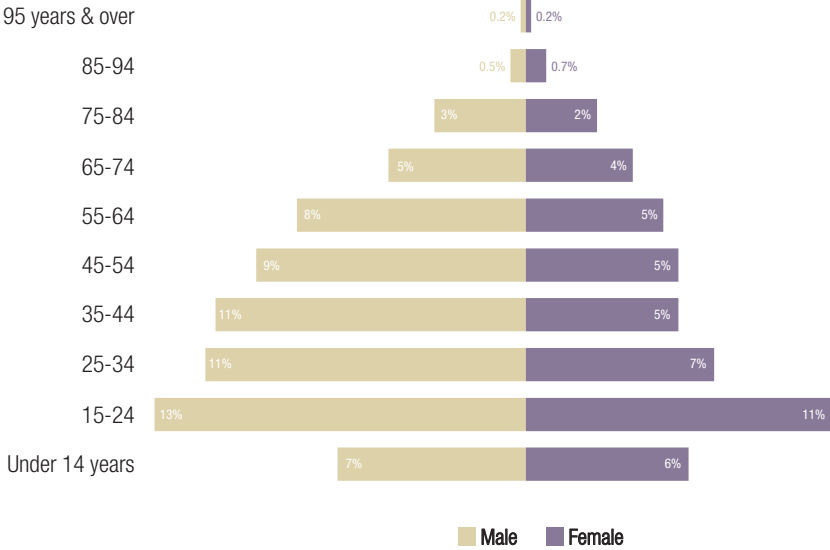
The average household size in South Poplar is 3.7



Family Structure



Age Distribution



Housing Types

Single-detached house **82%**

Apartment or flat in a duplex **14%**

Apartment <5 storeys **2%**

Moveable dwelling **2%**

Average House Value

2016

\$860,762

Average House Value

2021

\$1,600,000

Construction Period

2011-2021

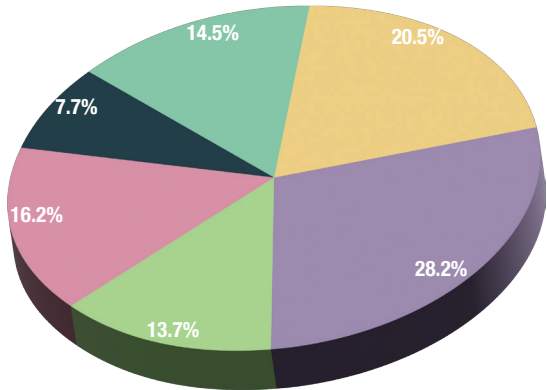
2001-2010

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: \$1,738

2021: \$2,410

In 2016, 26.4% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments lowered to 20.3%.

Rented Dwellings

Average monthly rent

2016: \$1,156

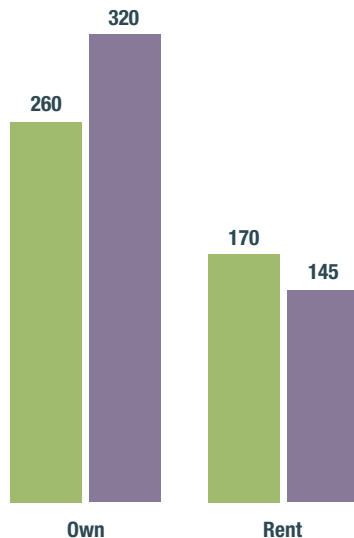
2021: \$1,640

In 2016, 29.4% 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%.

Dwelling Tenure

2021

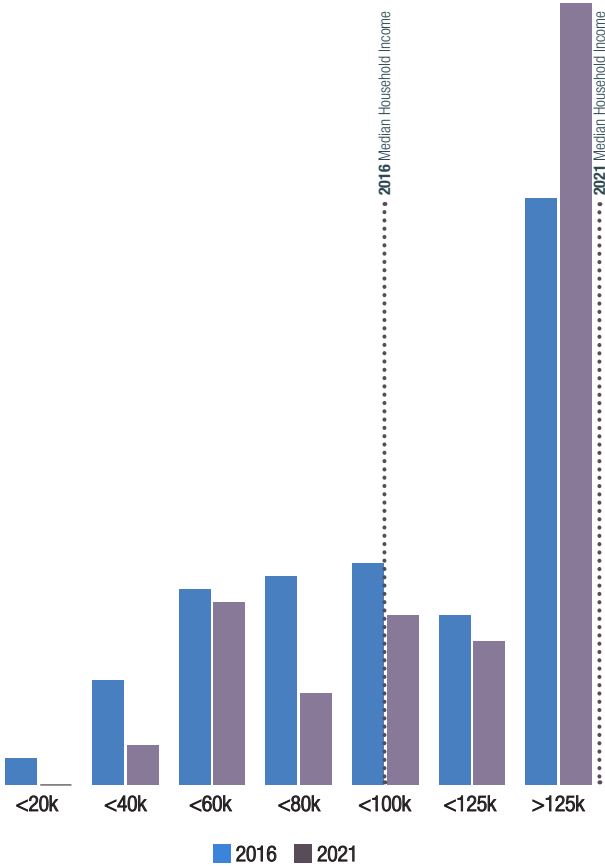
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 34%.



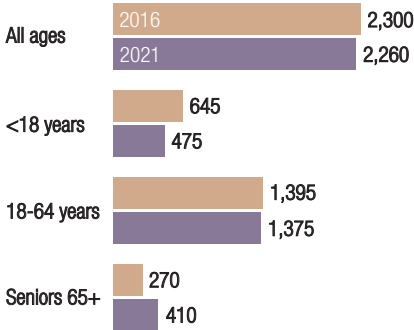
Median Individual Income

Since 2016, individual incomes have lowered by approximately 28%.

2016: **\$30,712**

2021: **\$39,200**

Total low-income residents (after tax)

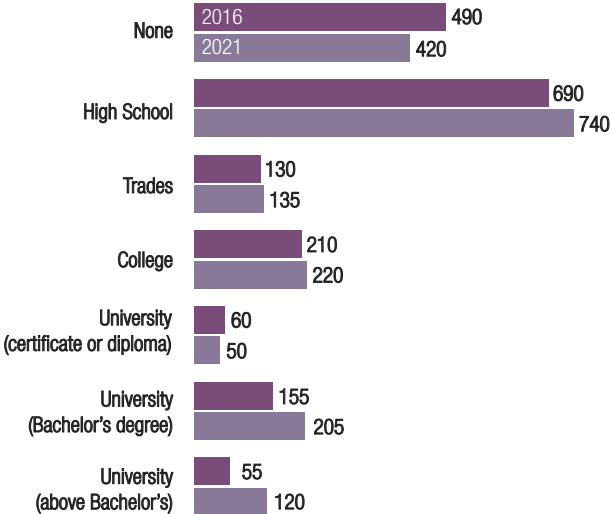


Low-Income definition

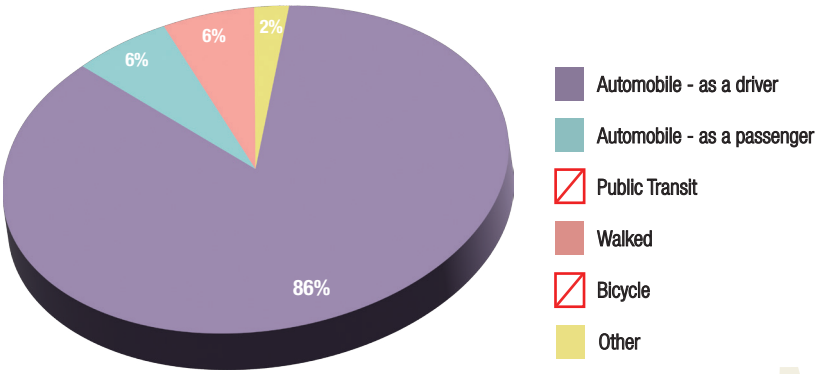
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

More people have attained higher education than 2016 levels.



Commute to Work



9% of residents commuted to work using alternative means of transport than an automobile, up from 8% in 2016.

Occupation

Health Care and Social Assistance, Retail Trade, and Manufacturing saw an increase, while Agriculture, Forestry, Fishing, and Hunting saw a decrease.

Industry	2016	2021
Agriculture, Forestry, Fishing, Hunting	26.0%	15.7%
Construction	11.8%	12.0%
Health Care and Social Assistance	7.5%	10.5%
Retail Trade	4.7%	10.5%
Manufacturing	7.9%	9.0%

Language

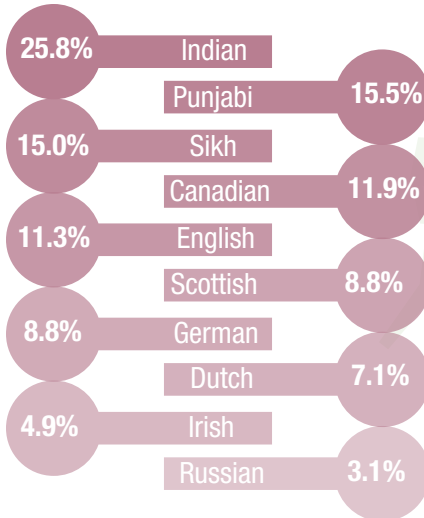
38.7%
of residents know a non-official language.

78% of people who know a non-official language speak Punjabi,
up from 68% in 2016.

Punjabi: 77.8%
German: 12.0%
Dutch: 1.8%

Spanish: 1.8%
Russian: 1.2%

Ethnicity

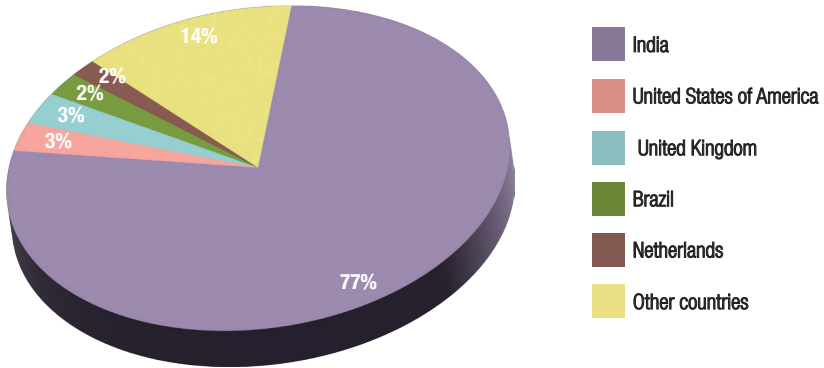


53.6% of South Poplar residents are of a visible minority group.

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	30%
1980-1990	29%
1991-2000	26%
2001-2010	8%
2011-2021	7%