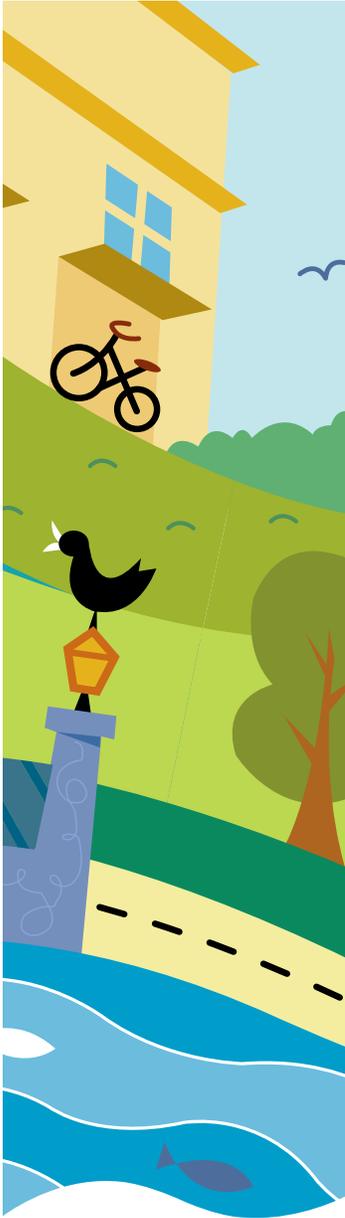




# Maillardville Community Profile



## A Changing Community

This demographic analysis of Maillardville forms part of the background work for the Maillardville Neighbourhood Plan Update. It provides information about who lives in the neighbourhood and key trends in the community.



*The majority of Census Data used in this analysis is based on the Maillardville Neighbourhood Plan area. However, where noted, data is based on the Census Tract area used for Maillardville.*

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Unless otherwise noted, all statistical information is from the 2001 and 2006 Federal Census.

**POPULATION and FAMILY**

The population of Maillardville in 2006 was 9,610 people, an increase of 2.23% from 2001. During the same time period the Citywide population grew at a rate of 1.5%.

The age profile of Maillardville residents is very similar to the rest of Coquitlam. The 10-19 age group is slightly smaller than the 2006 Citywide average of 14.9%, but has remained stable between 2001 and 2006 (Maillardville 2001: 11.3%, 2006: 12.7%).

The largest age group is the 40-49 category for both Maillardville and Coquitlam. This group accounts for 19.0% of Maillardville and 18.5% of Coquitlam. In 2001 the 30-39 age group in Maillardville was the largest at 20.2% while the 40-49 age group at 18.7% was the largest group Citywide.

Households in both Maillardville and Coquitlam predominantly consist of one family (Maillardville 63.2%, City 72.1%). However, there are significantly more unrelated people sharing accommodation in Maillardville (34.3%) than in Coquitlam (25%). From 2001 to 2006 household profiles remained relatively stable.

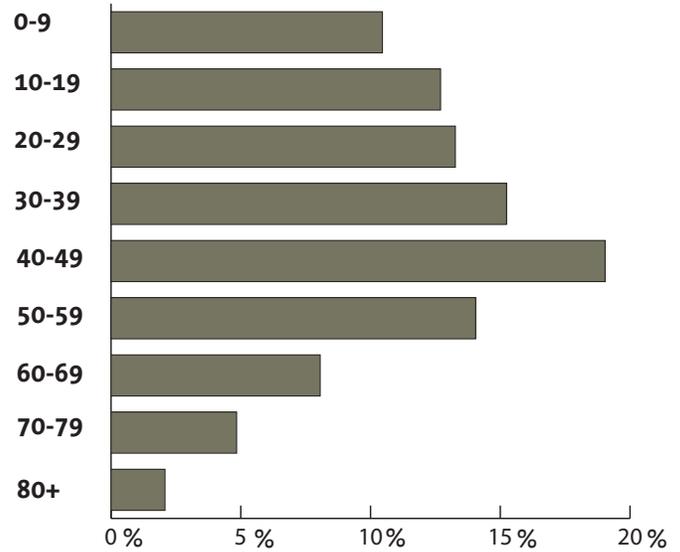
There are more lone parent families in Maillardville than in Coquitlam (20.6% versus 14.6%). The number of lone parent families in Maillardville decreased between 2001 and 2006 (2001: 27.3%, 2006: 20.6%).

**IMMIGRATION and LANGUAGE**

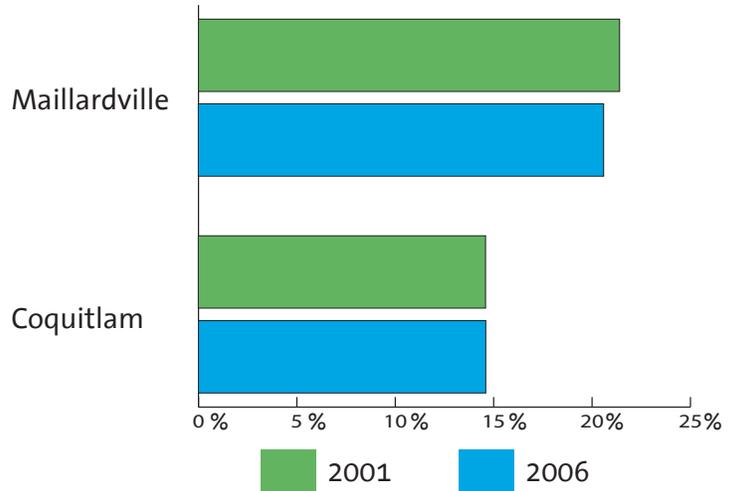
Visible minorities account for 31.2% of people in Maillardville and 39.6% of people in Coquitlam. The two largest visible minorities are Chinese and South Asian at 28.4% and 16.0% for Maillardville and 44.6% and 9.5% for Coquitlam. Maillardville has a smaller proportion of recent immigrants (arrived in the last 5 years) at 5.5%, which is less than the Citywide average of 7.9%.

The six most common ethnic origins in Maillardville are English, Canadian, Scottish, Chinese, German, and French.

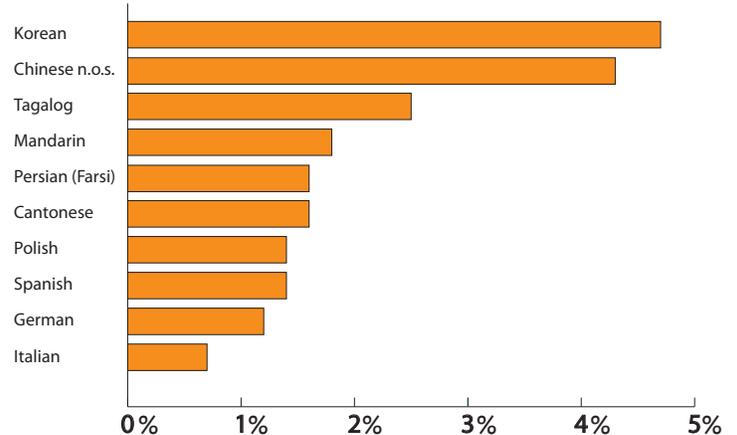
**Population by Age in Maillardville**



**Percentage of Lone Parent families**



**Top Ten Non-official Languages Spoken in Maillardville (Data Source: Multiculturalism Strategic Plan Phase 1: Taking Stock report, Census Tract boundaries)**





### EDUCATION

Maillardville residents with some level of post secondary education account for 83.9% of the population between the ages of 25 and 64. For the same age category the Citywide average is 88.3%.

### MOBILITY

Maillardville residents are more mobile than residents from other areas of Coquitlam. Since 2001, 42.9% of Coquitlam residents moved whereas 49.2% of Maillardville residents moved over the same period.

### EMPLOYMENT

The unemployment rate for Maillardville decreased between 2001 and 2006 from 6% to 3.8%. In 2006 the unemployment rate in Maillardville was slightly lower than the Citywide average of 4.1%.

Women in Maillardville experienced a higher rate of unemployment at 5.2% than women in the rest of Coquitlam at 4.7%. In 2006, 66.0% of women in Maillardville were participating in the workforce, compared to 62.2% for the city overall.

### INCOME

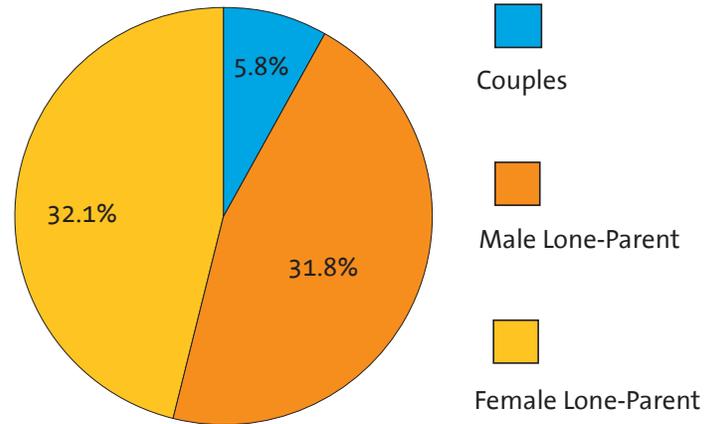
Maillardville residents had a median household income of \$52,187 which is 12% lower than the Citywide average of \$59,294. However, the prevalence of low income (families that spend greater than 20 percentage points more of their income on food, shelter and clothing than the average family) were lower in Maillardville than the City overall.

- The proportion of Low income families\* in Maillardville is 14.9% compared to 17.9% for the city overall.
- The number of low income families\* for Maillardville decreased from 18.7% in 2001 to 14.9% in 2006.
- Most families with low income are lone parent families.

Research for the City's Affordable Housing Strategy, which uses Census Tract boundaries, reveals that in

\* Family refers to economic families which is a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law or adoption. A couple may be of opposite or same sex. Foster children are included.

### Prevalence of Low Income Economic Families - Family Type



2001 Maillardville had the 4th lowest median income and the 5th highest number of low income residents out of 12 Coquitlam communities.

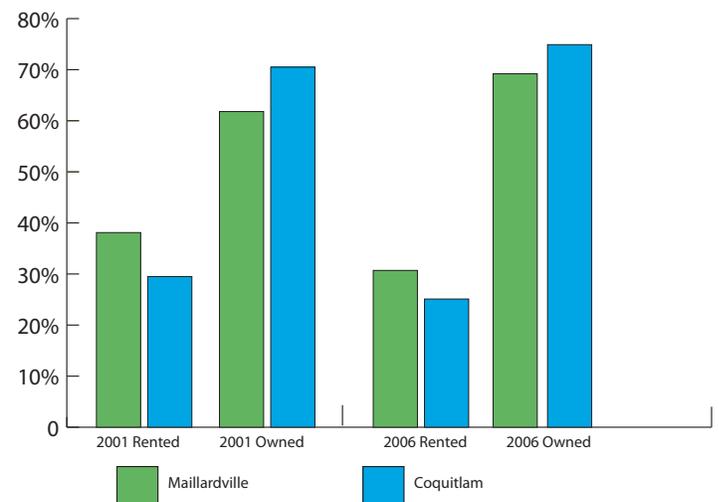
### HOUSING

Home ownership in Maillardville increased between 2001-2006 from 62% to 69%.

- In Maillardville 30.7% of residents rent compared to 25.1% of residents in other areas of Coquitlam.

Average rents for Maillardville residents are lower than the Citywide average at \$804 for Maillardville versus \$878 for Coquitlam. Rents for Maillardville increased from 2001 to 2006 by 6.1% from an average of \$758 to \$804 per month.

### Home Ownership and Rental Housing





## Early Childhood Development

Recent research on Early Childhood Development (ECD) in School District 43 by the Human Early Learning Partnership based at UBC provides a way to understand ECD by measuring children's readiness for kindergarten. This research looks at five developmental domains on which children may be vulnerable. The five domains are: physical health and well-being, social competence, emotional maturity, language and cognitive development, communication skills and general knowledge.

Research findings indicate that:

- Citywide, 22% of children were vulnerable on at least 1 domain.
- The area generally consistent with the Maillardville Neighbourhood Plan area had more than 30% of children vulnerable on at least one of the domains.

Research findings also found a link between socio-economic status (SES) and children's vulnerability. Generally, the Maillardville area showed lower SES, which correlates with the higher levels of vulnerability found in the Maillardville area.

Full details of the EDI and socio-economic analysis are available at [www.earlylearning.ubc.ca](http://www.earlylearning.ubc.ca).



## POINTS TO PONDER

- How do you think relatively higher rates of mobility (residents moving into and out of the neighbourhood) affects a neighbourhood's sense of community?
- What is needed to ensure that early childhood development is supported?
- What is needed in the neighbourhood to help support different families and households (lone parents, people sharing accommodation)?
- Over the next 20 years, seniors will become the largest group in the community. How can Maillardville be an "age-friendly" community?
- Maillardville is becoming an increasingly diverse community. How can this diversity be celebrated while continuing to celebrate Maillardville's Francophone heritage?
- What changes will the community face as the percentage of home owners increases?
- The unemployment rate decreased during the recent economic boom. What affect will the current economic downturn have on Maillardville?
- What can be done to ensure that Maillardville is a community that is inviting for all age groups?