



CITY OF ABBOTSFORD

# 2011 Demographic Profiles

Abbotsford Summary

Abbotsford Centre

Aberdeen

Babich

Bradner - Mt. Lehman

Clearbrook Centre

**East Townline**

Fairfield

Matsqui Prairie

McMillan

Mill Lake

Old Clayburn

South Clearbrook

South Poplar

Sumas Mountain

Sumas Prairie

West Clearbrook

West Townline

Whatcom

# Table of Contents

Statistical Snapshot	3
Population	4
Income	5
Education & Labour	6
Diversity	7
Households	9
Families	10
Dwellings	11
Official Community Plan (OCP) Policy Context	13
Landmarks	14

## Sources:

Statistics Canada, 2006 Census  
City of Abbotsford, Planning Services

## Additional information available:

[www.abbotsford.ca/demographics](http://www.abbotsford.ca/demographics)

## Released:

Fall 2011

## Contact Us

### CITY OF ABBOTSFORD

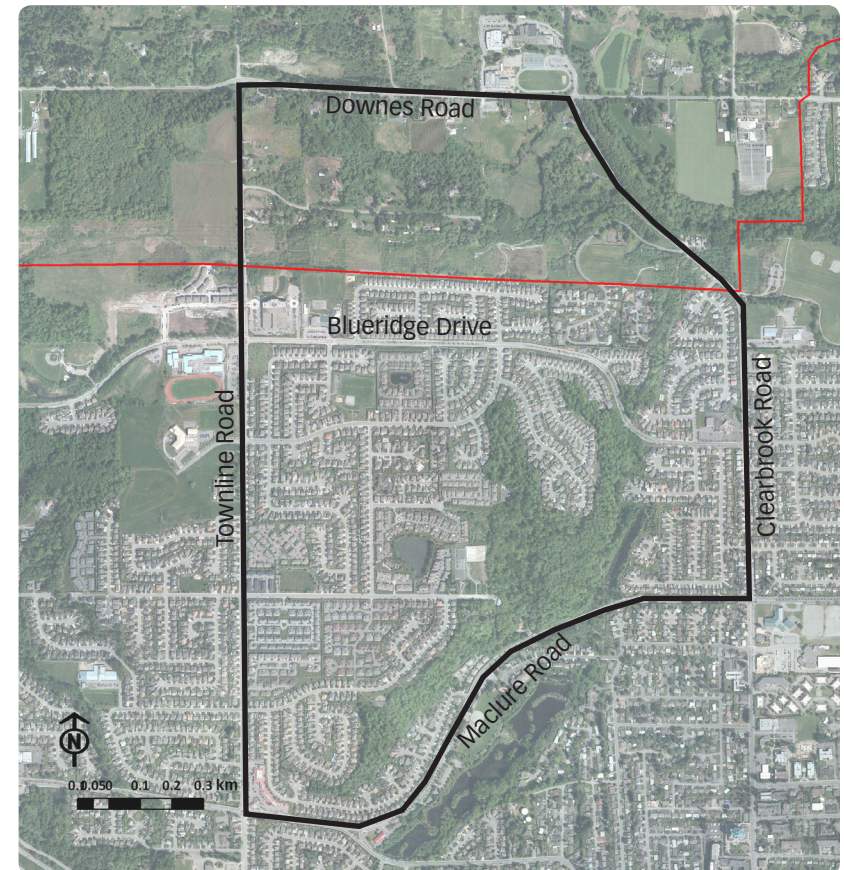
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# East Townline



East Townline is situated in the northwest corner of the urban area and covers approximately three sq km. The area has a mix of land uses including residential, commercial, schools, parks, and agriculture. Landmarks include Centre Ice, Ellwood Centre, Discovery Trail, and Upper Maclure Park.

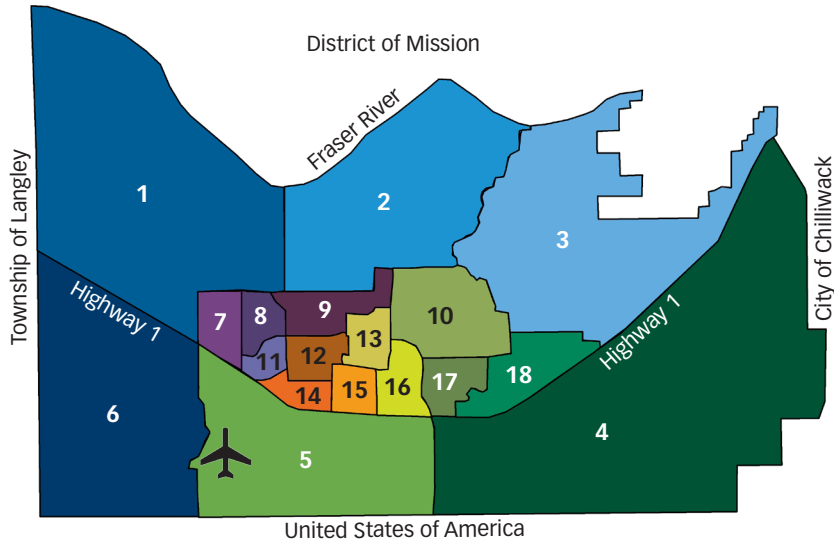
East Townline has a population of 11,407, with residents under 10 years and 20 to 29 years old as the dominant age groups. Over 65% of residents are of South Asian descent, and over half speak Punjabi as their home language.



— Community boundary    □ Urban Development Boundary



# Statistical Snapshot



- |                         |                         |                       |                       |
|-------------------------|-------------------------|-----------------------|-----------------------|
| 1. Bradner - Mt. Lehman | 6. Aberdeen             | 11. West Clearbrook   | 16. Abbotsford Centre |
| 2. Matsqui Prairie      | 7. West Townline        | 12. Clearbrook Centre | 17. McMillan          |
| 3. Sumas Mountain       | <b>8. East Townline</b> | 13. Babich            | 18. Whatcom           |
| 4. Sumas Prairie        | 9. Fairfield            | 14. South Clearbrook  |                       |
| 5. South Poplar         | 10. Old Clayburn        | 15. Mill Lake         |                       |

### Land use:

Residential: 60.0%  
 Agriculture: 22.1% Parks: 11.1%  
 Institutional: 4.8% Commercial: 2.1%

### Population density:

3,933 persons/sq km

### Net unit density:

11.8 dwellings/hectare

### Tenure:

rented: 24.2% owned: 75.8%

### Dominant dwelling type:

apartment, duplex (54.4%)

### Dominant construction period:

1991-1995 (38.8%)

### Median age: 32.1

**Dominant age group:**  
 under 10 & 20-29 years  
 (16.3% of total population)

% children (<15): 23.9

% seniors (65+): 9.9

### \$19,182

median individual income (before tax)  
 (23,072 in Abbotsford)

### \$60,075

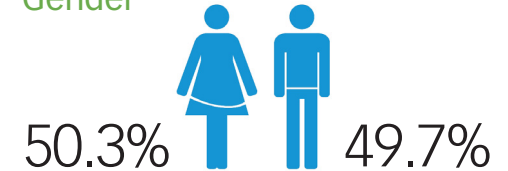
median household income (before tax)  
 (53,974 in Abbotsford)

# Population

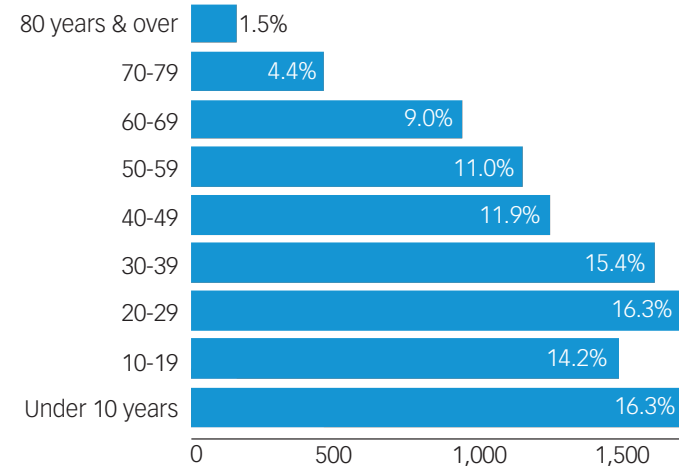


The dominant age groups of East Townline residents is under 10 years and 20 to 29 years old. Over half of residents are female. By 2036, the population is estimated to reach 12,100.

### Gender



### Age



### Projected Growth

Year	Population	Density (persons/sq km)
2006	11,407	3,933
2016	11,600*	4,000*
2026	12,050*	4,155*
2036	12,100*	4,170*

Population figures include Census undercount adjustment \* Estimated

# Income

The largest proportion of East Townline residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn \$90,000 and over. Persons 15 and over not in economic families have the highest incidence of low income.



## Individual Income\*

Under \$10,000	1,690	22.5%
\$10,000-\$19,999	2,205	29.4%
\$20,000-\$29,999	1,343	17.9%
\$30,000-\$39,999	805	10.7%
\$40,000-\$49,999	566	7.6%
\$50,000-\$59,999	332	4.4%
\$60,000 & over	554	7.4%

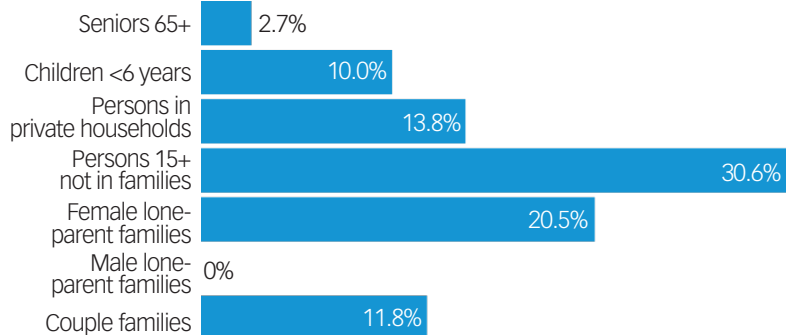
\* 15 years and over, before tax income

## Household Income\*

Under \$10,000	123	4.5%
\$10,000-\$29,999	393	14.4%
\$30,000-\$49,999	516	18.9%
\$50,000-\$69,999	557	20.4%
\$70,000-\$89,999	433	15.8%
\$90,000 & over	710	26.0%

\* Before tax income

## Low Income\*

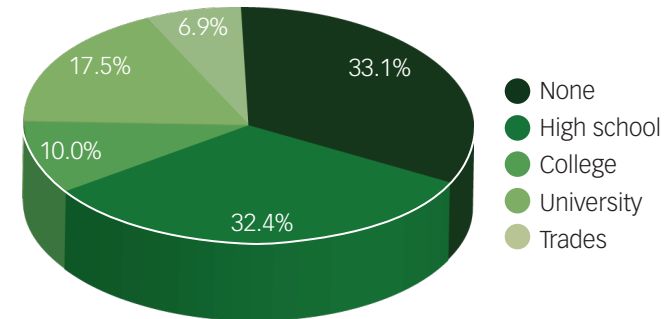


\* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOs), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

# Education & Labour

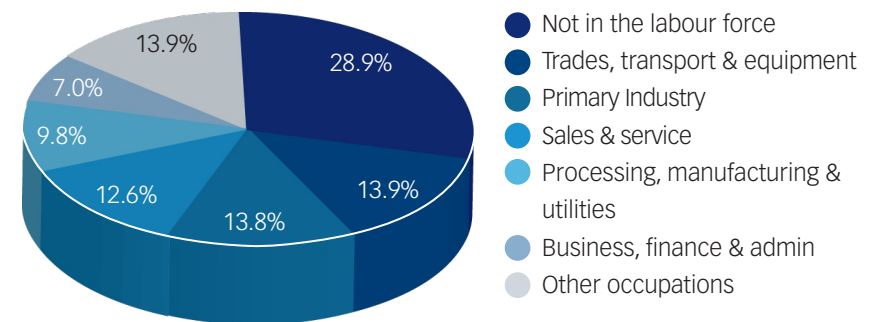
Approximately 35% of East Townline residents have some post-secondary education. Residents employed in trades, transport and equipment occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

## Education (15 years & over)

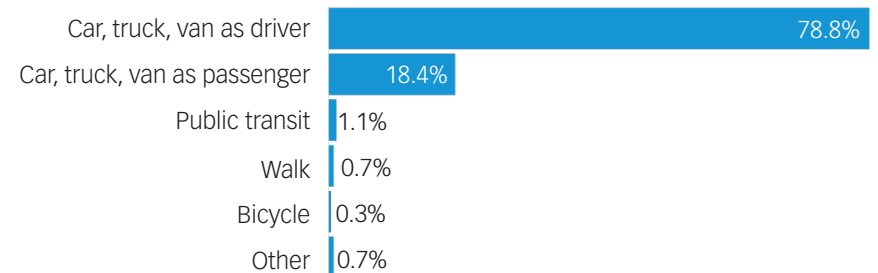


\* Highest level of education completed

## Labour Force (15 years & over)



## Mode of Travel to Work (15 years & over)



# Diversity

East Townline received the most immigrants between 2001 and 2006. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia. Panjabi (Punjabi) is the dominant language spoken at home.



## Ethnicity\*

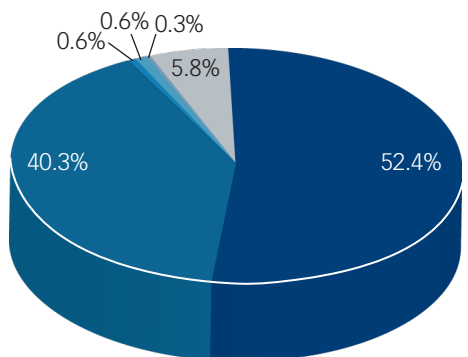
East Indian	6,082	57.3%
German	1,071	10.1%
English	1,007	9.5%
Canadian	945	8.9%
Punjabi	728	6.9%

\* Data includes single and multiple responses

## Visible Minority

South Asian	6,929	65.2%
Southeast Asian	147	1.4%
Chinese	94	0.9%

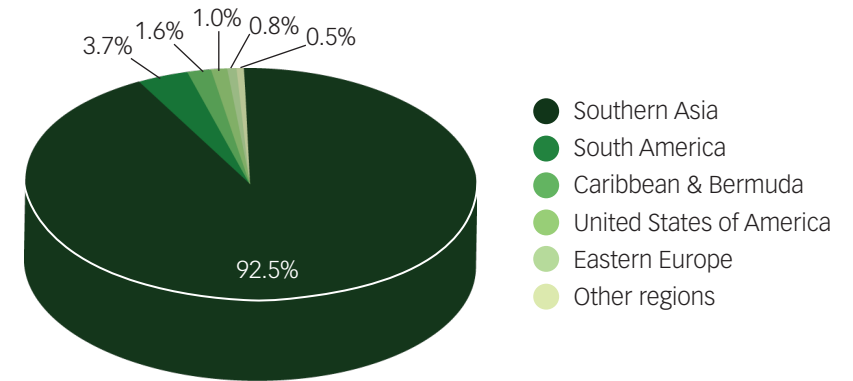
## Home Language



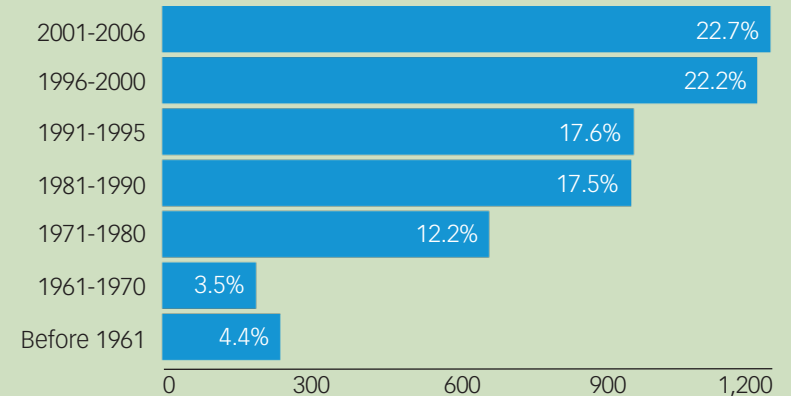
- Panjabi (Punjabi)
- English
- German
- Vietnamese
- Korean
- Other

# Diversity

## Immigration by Place of Birth (2001-2006)



## Period of Immigration\*



\* Percent of total immigrant population

## Individual Mobility

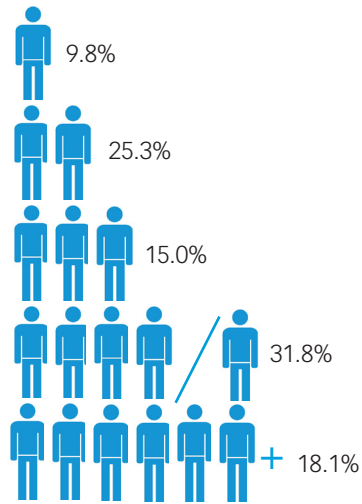
	1 Year	5 Year
Non-Movers	80.5%	42.5%
Movers*	19.5%	57.5%

\* Includes people who moved to or within the City of Abbotsford (had a change of address)

# Households

East Townline has a total of 2,854 households. The average number of persons living in a household is 3.7, with one-family households as the dominant type.

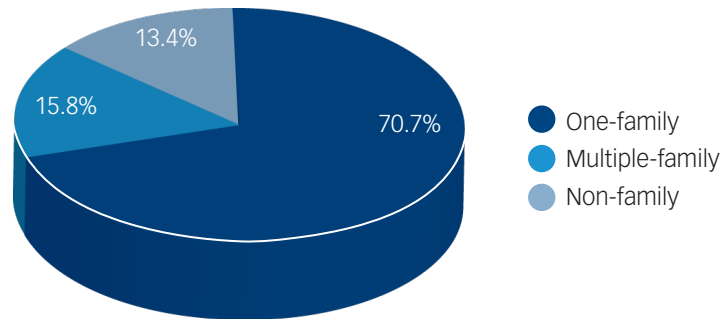
## Size



## Persons/Household



## Type\*



\* A one-family household consists of a single family. A multiple-family household is made up of two or more families occupying the same dwelling. A non-family household consists either of one person living alone or of two or more persons who share a dwelling, but do not constitute a family.

# Families



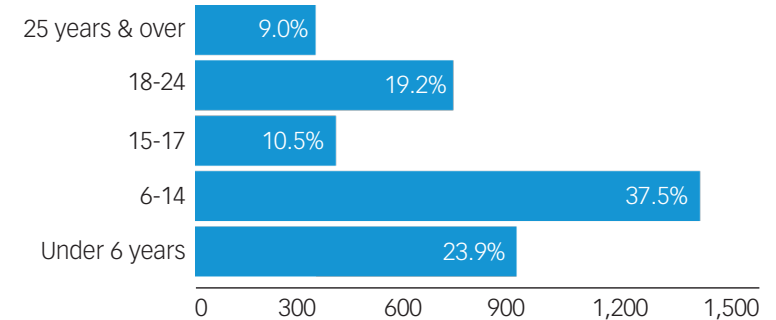
The majority of families in East Townline are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure

Two-parent families	2,677	88.3%
With no children at home	996	
With children at home	1,663	
Single-parent families*	355	11.7%

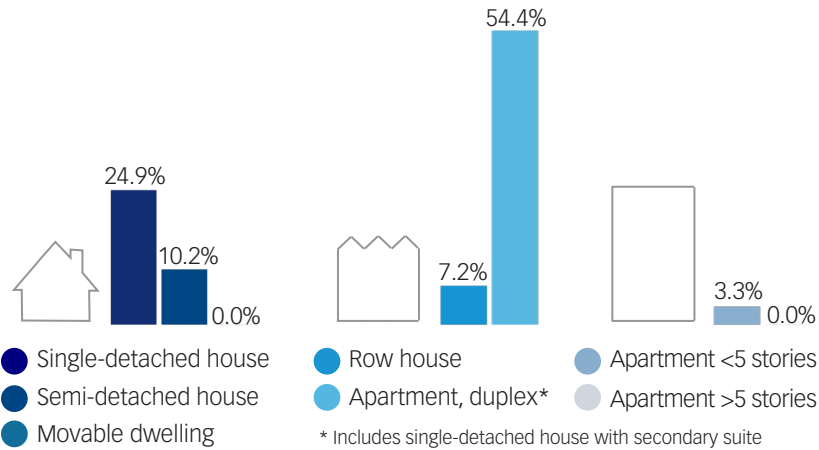
\* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

## Children at Home



# Dwellings

The largest proportion of residential dwellings in East Townline were constructed between 1991 and 1995. The dominant dwelling type is duplex apartments, including single-detached houses with secondary suites. Approximately three quarters of all dwellings are owned.



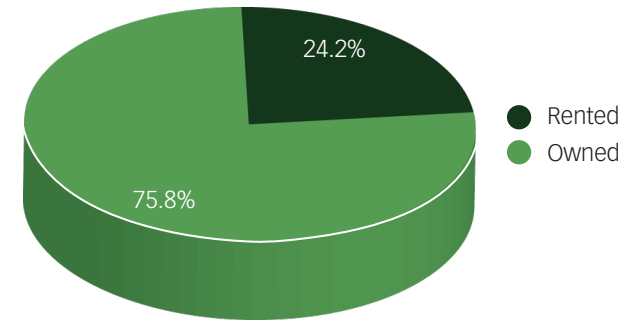
## Construction Period

Construction Period	Count	Percentage
Before 1946	0	0.0%
1946-1960	10	0.3%
1961-1970	52	1.8%
1971-1980	116	4.0%
1981-1985	72	2.5%
1986-1990	376	13.0%
<b>1991-1995</b>	<b>1,117</b>	<b>38.8%</b>
1996-2000	657	22.8%
2001-2006	482	16.7%

\$453,097  
average dwelling value

# Dwellings

## Tenure



## Rented Dwellings

**Average rent:** \$611 / month

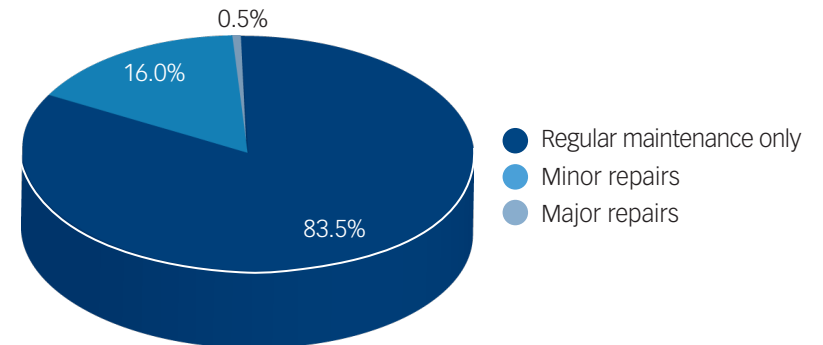
**Spending ≥30% of before tax income on gross rent:** 208 / 30.1%

## Owned Dwellings

**Average owner's major payments:** \$1,349 / month

**Spending ≥30% of before tax income on major payments:** 725 / 33.5%

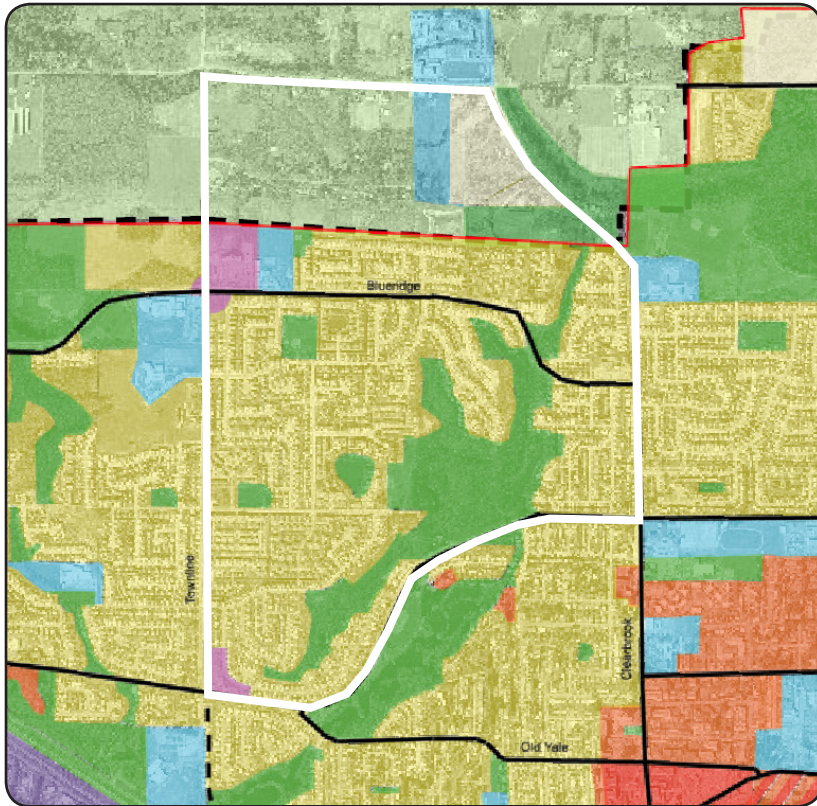
## Maintenance Required\*



\* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)



## Official Community Plan (OCP) Policy Context



- |                              |                              |                         |
|------------------------------|------------------------------|-------------------------|
| — Major Roads                | ■ City Residential           | ■ Industrial Reserve    |
| □ Urban Development Boundary | ■ Urban Residential          | ■ Institutional         |
| ■ City Centre                | ■ Suburban Residential       | ■ Resource/Conservation |
| ■ Choice of Use              | ■ Industrial-Business        | ■ Agricultural          |
| ■ Commercial                 | ■ Industrial-Business (CICP) | ○ Rural Centres         |

The OCP vision for East Townline focuses on maintaining the general character of the area. Most areas available for development have been filled in, with some smaller redevelopment pockets remaining. The green corridor along Maclure Road extending north from Fishtrap Creek will be maintained and feature a section of the Discovery Trail, a multi-user recreation trail across the entire city.

## Landmarks



### Centre Ice

The Centre Ice recreation facility contains two ice sheets, a workout facility, a restaurant and bar, and other commercial services that serve the local neighbourhood. Centre Ice provides recreational opportunities for the East and West Townline areas, and is a key community gathering place.



### Ellwood Centre

This medium-sized shopping centre serves the southern portions of the West and East Townline areas and the northwest portion of the West Clearbrook area. Developed in 1990, Ellwood Centre contains grocery, banking, retail services, and professional offices.



### Discovery Trail

East Townline contains portions of the first phase of the city-wide Discovery Trail. When complete, this paved, three metre wide trail will be 30+ km long, and will provide access to natural areas and recreational opportunities.



### Upper Maclure Park

Upper Maclure Park is a large treed park which includes many trails and links. The park includes a two km woodland trail and links to Lower Maclure Park. The Discovery Trail runs through the eastern edge of the park, linking it to Fishtrap Creek/ Ellwood Park.





Country Lane Estates



Harry Sayers Elementary



Nadeau Park



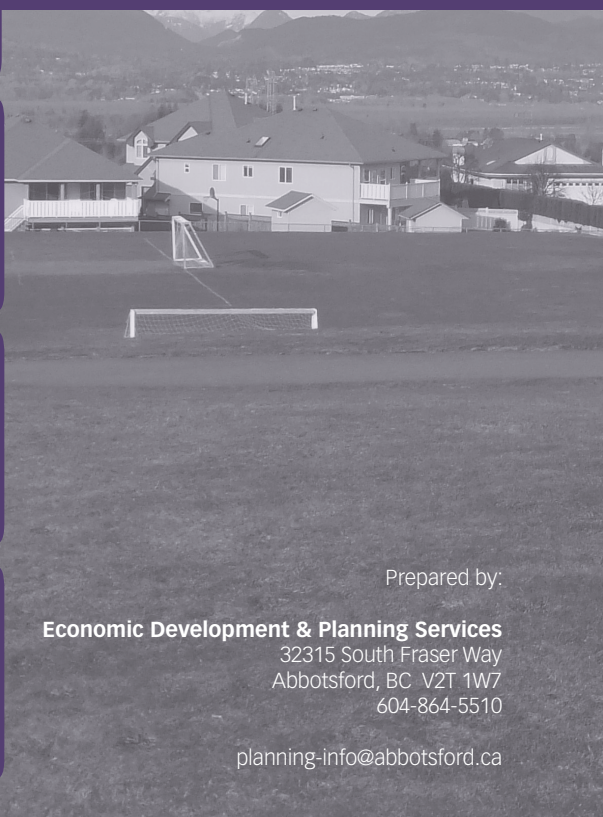
Ponderosa Heights



Ridgeview Park



Single Family Residential



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