



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

Released:

Fall 2011

Contact Us

CITY OF ABBOTSFORD

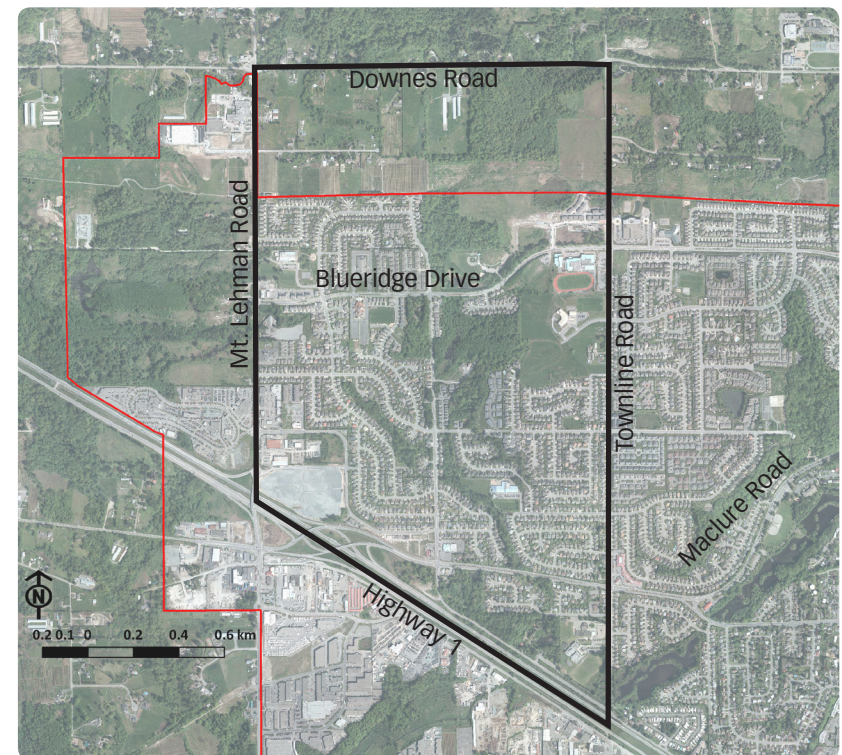
Economic Development & Planning Services
Community Planning
32315 South Fraser Way
Abbotsford, BC V2T 1W7
Tel: 604-864-5510
Email: planning-info@abbotsford.ca

West Townline



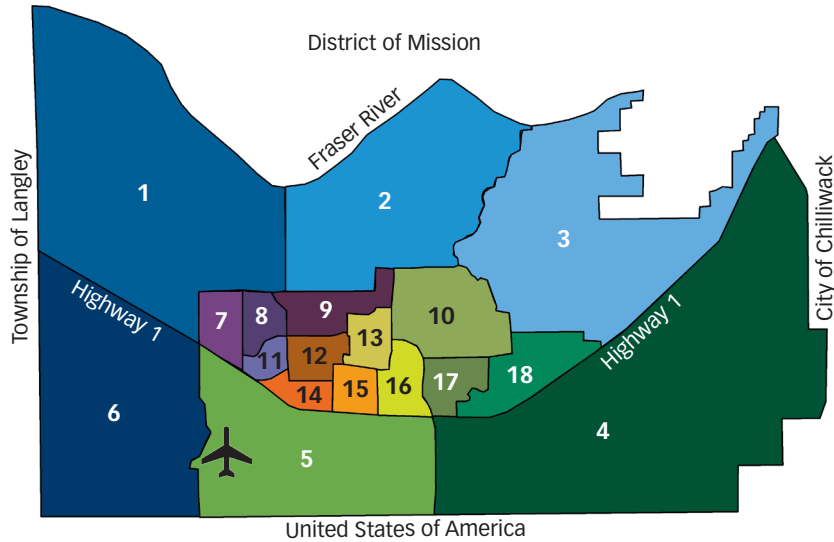
West Townline is situated in the northwest corner of the urban area and covers approximately four sq km. The area has a mix of land uses including residential, commercial, schools, parks, and agriculture. Approximately one quarter of the land is zoned for agriculture. Landmarks include the Gurdwara Sahib Kalgidhar Darbar (Sikh temple), Gardner Park, Westerleigh, and High Street shopping centre.

West Townline has a population of 8,802, with residents under 10 years old as the dominant age group. Just over 50% of residents are of South Asian descent. Almost 80% of all dwellings are owned. The dominant dwelling type is apartment with duplex, which includes single-detached houses with secondary suites.



— 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 | 8. East Townline | 13. Babich | 18. Whatcom |
| 4. Sumas Prairie | 9. Fairfield | 14. South Clearbrook | |
| 5. South Poplar | 10. Old Clayburn | 15. Mill Lake | |

Land use:

Residential: 50.1% Agricultural: 24.2%
 Institutional: 13.7% Parks: 6.8%
 Commercial: 4.6% Industrial: 0.6%

Population density:

2,379 persons/sq km

Net unit density:

8.0 dwellings/hectare

Tenure:

rented: 21.4% owned: 78.6%

Dominant dwelling type:

apartment, duplex (55.5%)

Dominant construction period:

1991-1995 (34.5%)

Median age: 31.2

Dominant age group:

under 10 years
 (17.9% of total population)

% children (<15): 24.9

% seniors (65+): 8.7

\$21,123

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

\$63,770

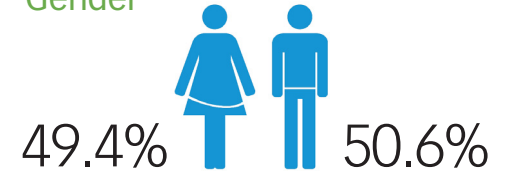
median household income (before tax)
 (53,974 in Abbotsford)

Population

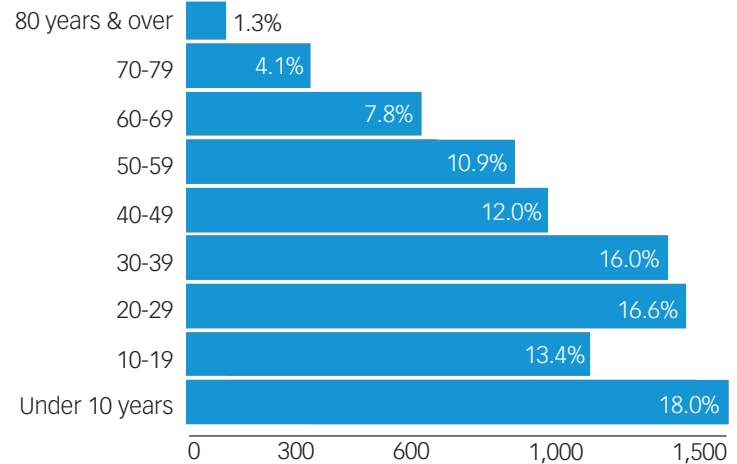


The dominant age group of West Townline residents is under 10 years old. This is followed by residents 20 to 29 years. Over half of residents are male. By 2036, the population is estimated to reach 12,700.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	8,802	2,379
2016	11,650*	3,150*
2026	12,650*	3,420*
2036	12,700*	3,430*

Population figures include Census undercount adjustment * Estimated

Income

The largest proportion of West 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	1,213	21.4%
\$10,000-\$19,999	1,479	26.1%
\$20,000-\$29,999	1,007	17.8%
\$30,000-\$39,999	719	12.7%
\$40,000-\$49,999	514	9.1%
\$50,000-\$59,999	254	4.5%
\$60,000 & over	470	8.3%

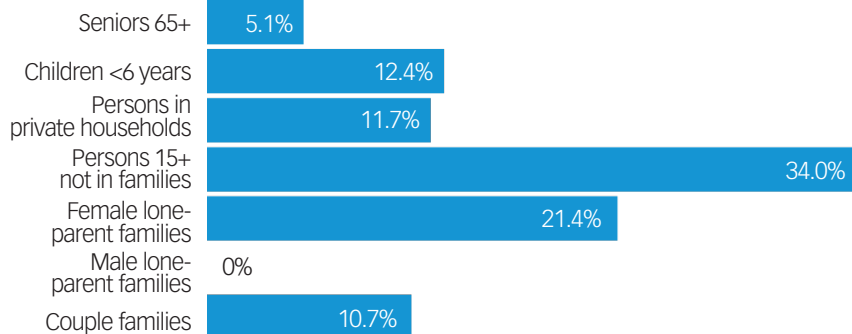
* 15 years and over, before tax income

Household Income*

Under \$10,000	65	3.0%
\$10,000-\$29,999	300	14.1%
\$30,000-\$49,999	417	19.5%
\$50,000-\$69,999	403	18.9%
\$70,000-\$89,999	343	16.1%
\$90,000 & over	606	28.4%

* Before tax income

Low Income*

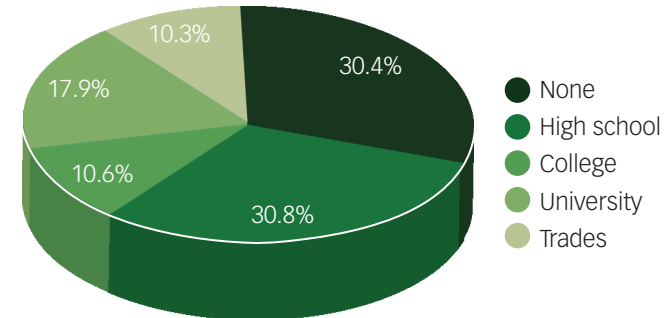


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

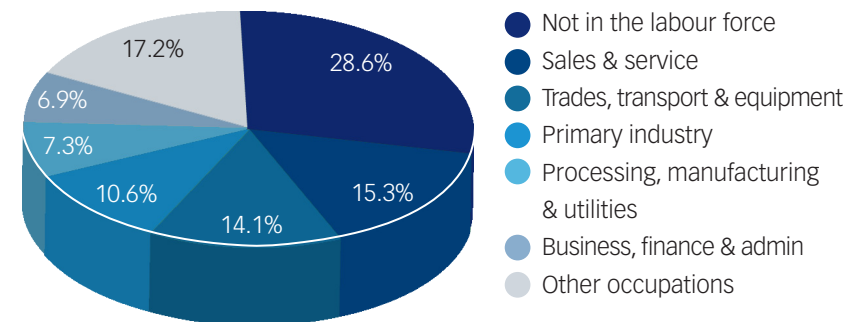
Approximately 40% of West Townline residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)

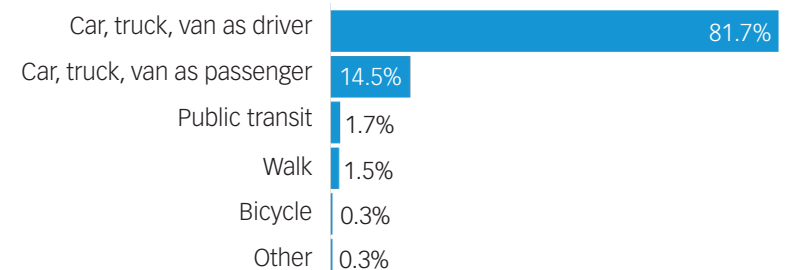


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

West Townline received the most immigrants between 1996 and 2000. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia. English is the dominant language spoken at home.



Ethnicity*

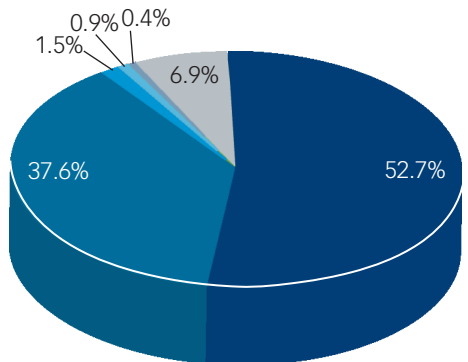
East Indian	3,674	46.3%
Canadian	1,281	16.1%
English	1,061	13.4%
German	921	11.6%
Scottish	730	9.2%

* Data includes single and multiple responses

Visible Minority

South Asian	3,979	50.1%
Chinese	245	3.1%
Southeast Asian	200	2.5%

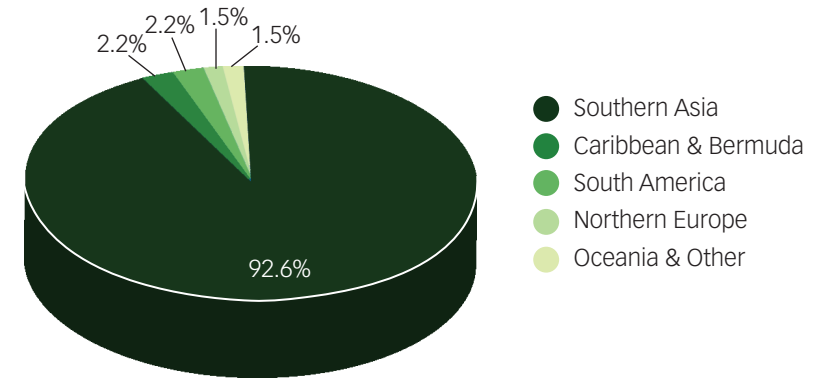
Home Language



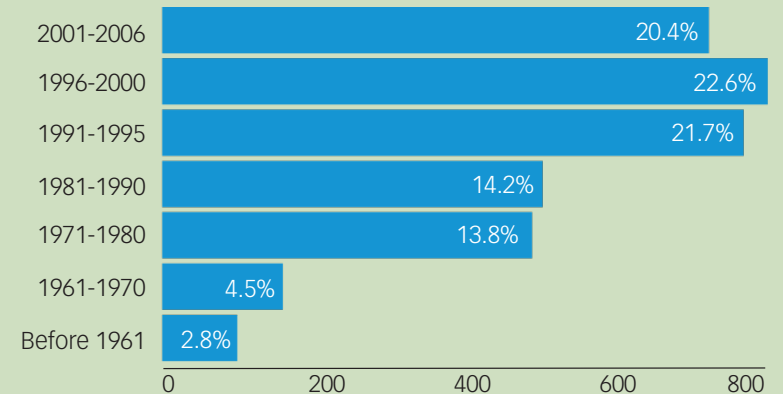
- English
- Panjabi (Punjabi)
- Chinese
- Vietnamese
- Kurdish
- Other

Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

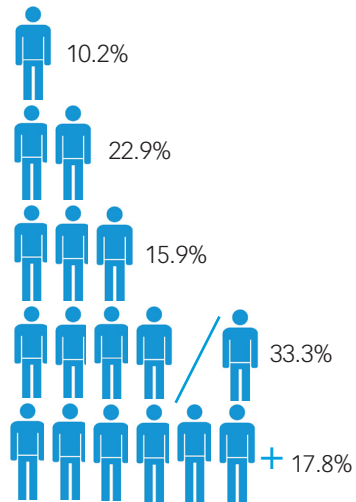
	1 Year	5 Year
Non-Movers	79.1%	47.4%
Movers*	20.9%	52.6%

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

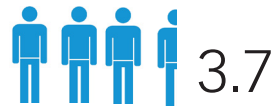
Households

West Townline has a total of 2,119 households. The average number of persons living in a household is 3.7, with one-family households as the dominant type.

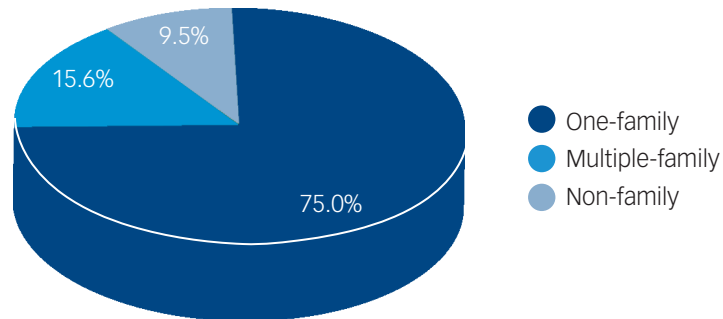
Size



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



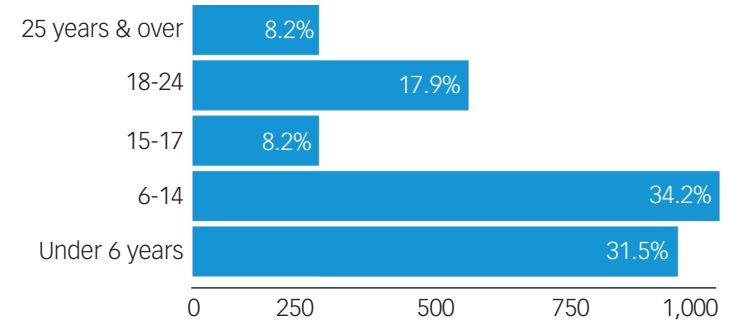
The majority of families in West Townline are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	2,019	88.9%
With no children at home	743	
With children at home	1,256	
Single-parent families*	251	11.1%

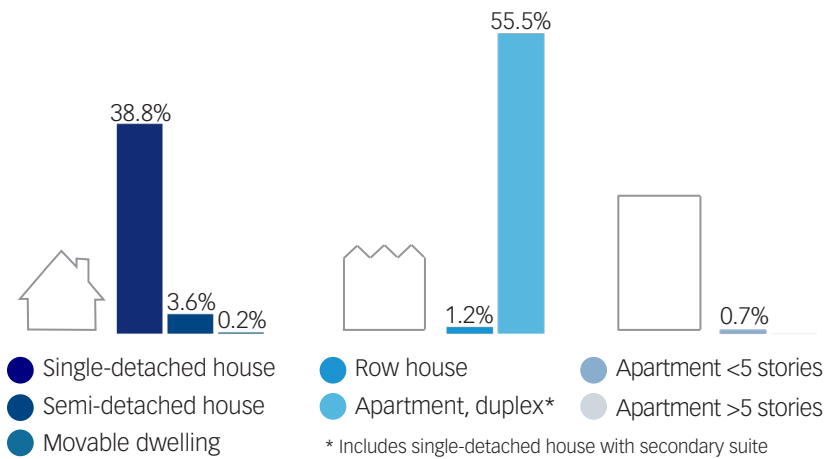
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

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



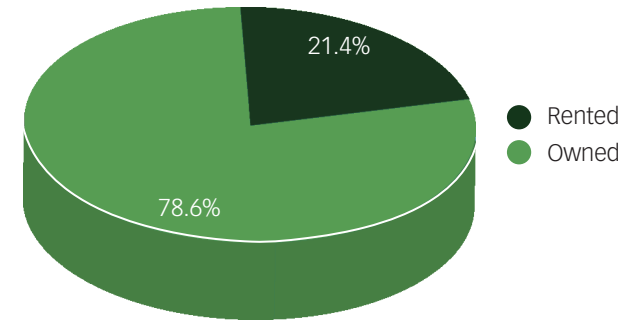
Construction Period

Construction Period	Count	Percentage
Before 1946	10	0.5%
1946-1960	0	0.0%
1961-1970	5	0.2%
1971-1980	35	1.7%
1981-1985	89	4.2%
1986-1990	397	18.8%
1991-1995	726	34.5%
1996-2000	520	24.7%
2001-2006	325	15.4%

\$471,694
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$680 / month

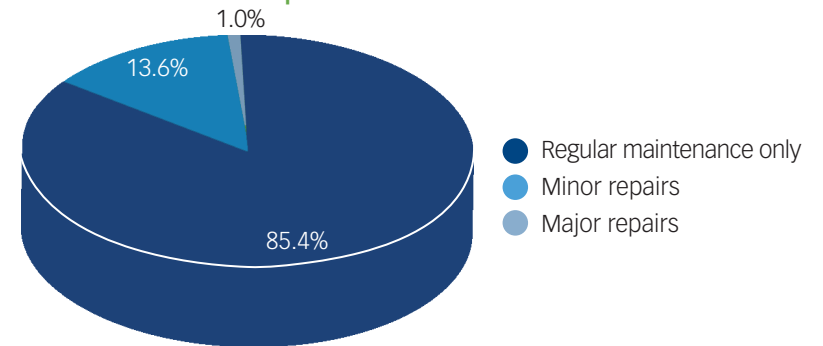
Spending ≥30% of before tax income on gross rent: 170 / 37.7%

Owned Dwellings

Average owner's major payments: \$1,499 / month

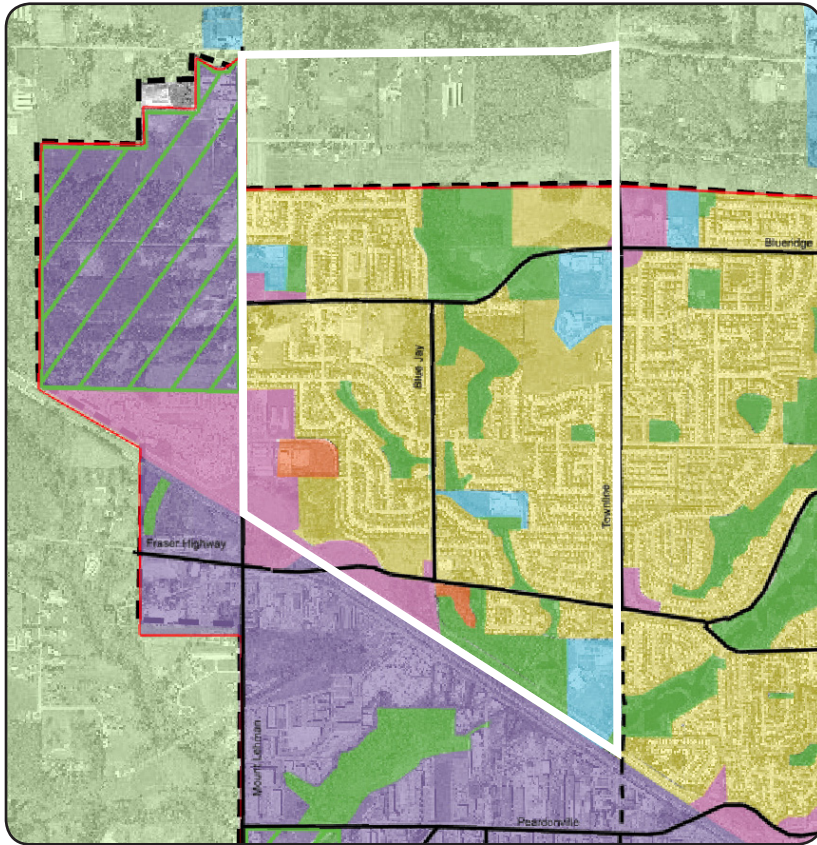
Spending ≥30% of before tax income on major payments: 531 / 32.1%

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 West Townline focuses on maintaining the general character of the area. Most areas available for development will be filled in over the next 10 years, with some smaller redevelopment pockets remaining. The area at the intersection of Mt. Lehman Road and Highway 1 will see significant commercial investment and will become a regional shopping destination.

Landmarks



Gurdwara Sahib Kalgidhar Darbar

In 2003 the new Gurdwara was built on Blueridge Drive. The cost of the temple was estimated at \$8.3 million for the temple and \$1.4 million for the property. The temple includes classrooms for teaching children the basics of the Sikh religion, a main worship area, and a 3,500 square foot langar (community kitchen).



Gardner Park

A major recreational destination within Abbotsford, Gardner Park was developed in 1988, along with much of the residential development along the Maclure Road corridor. Gardner Park contains the trailhead for the Discovery Trail, along with a picnic shelter, a playground, park trails, a pond and stream.



Westerleigh

The Westerleigh development will contain over 500 townhomes and apartments, and a neighbourhood park, set within a high amenity, pedestrian-friendly landscape. Anchoring the north west corner of Blueridge Drive and Townline Road, Westerleigh will provide more housing choice and recreational opportunities for the neighbourhood.



High Street Shopping Centre

Located on the northeast corner of the Mt. Lehman freeway interchange, the forthcoming High Street shopping centre will contain almost 600,000 sq ft of retail floorspace. Once complete in 2012, High Street will act as a key regional shopping destination and a significant neighbourhood centre within the City.



Blueridge Temple



Rick Hansen Secondary



Mixed Use Blueridge



Mt. Lehman Centre



Westcliffe



Eugene Reimer Middle

Prepared by:

Economic Development & Planning Services

32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-864-5510

planning-info@abbotsford.ca