



CITY OF ABBOTSFORD

2014 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

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Sources:

1. 2011 Census
2. 2011 National Household Survey
3. City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/stats

Released:

Fall 2014

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CITY OF ABBOTSFORD

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Note that data from the voluntary 2011 National Household Survey is not as reliable as the 2011 Census, or any historical Census – use caution when comparing data between the 2014 and 2011 profiles. In particular, some areas have higher non-response rates than others in the 2011 National Household Survey. An average non-response rate is provided with each profile to help readers assess the data quality.

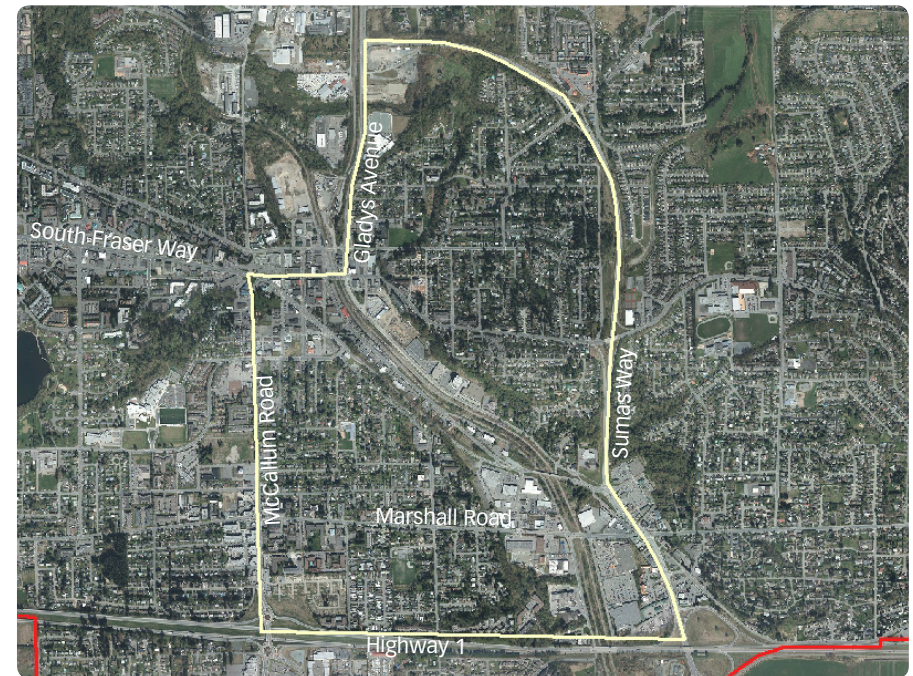
Average Abbotsford Centre non-response rate: **44.4%**

Abbotsford Centre



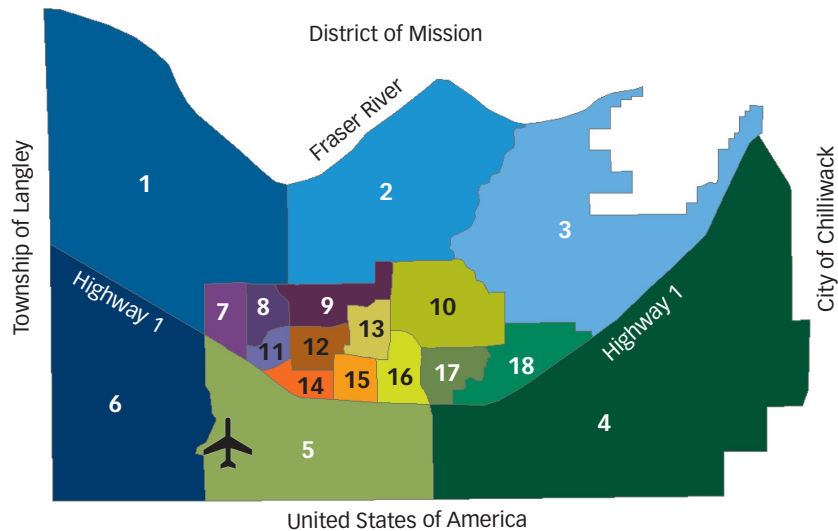
Abbotsford Centre is situated in the east central urban core and covers approximately four km². It includes the Abbotsford Historic Downtown Revitalization Area, known as historic downtown. The historic downtown is an important part of Abbotsford's history and will continue to uphold this role through future development and revitalization. Abbotsford Centre has a mix of land uses including residential, commercial, industrial, schools, and parks. Landmarks include the historic downtown, Old Courthouse (currently Abbotsford Community Services), Mill Tower, and the rail district.

Abbotsford Centre has a population of 8,600, with 20 to 29 years old as the dominant age group.



— 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 | |

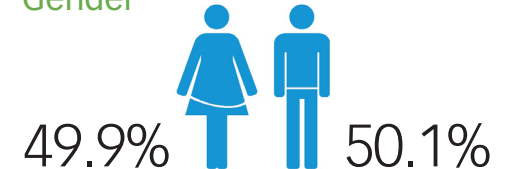
| | |
|---|--|
| <p>Land use: Residential: 61.6% Commercial: 16.7% Industrial: 9.3% Institutional: 8.3% Parks: 4.1%</p> <p>Population density: 2,471 persons/km²</p> <p>Net unit density: 10.2 dwellings/hectare</p> | <p>Median age: 35</p> <p>Dominant age group: 20 to 29 years (18.9% of total population)</p> <p>% children (<15): 17.9</p> <p>% seniors (65+): 9.1</p> |
| <p>Tenure: rented: 38.3% owned: 61.7%</p> <p>Dominant dwelling type: single detached house (42.1%)</p> <p>Dominant construction period: 1961-1980 (49.6%)</p> | <p>\$25,377 median individual income (before tax) (\$26,428 in Abbotsford)</p> <p>\$55,997 median household income (before tax) (\$62,350 in Abbotsford)</p> |

Population

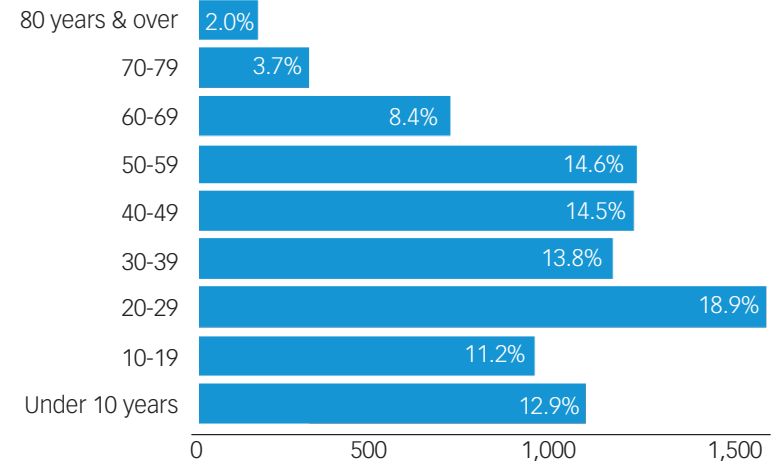


The dominant age group of Abbotsford Centre residents is 20 to 29 years. This is followed by residents 50 to 59 years. Slightly over half of the residents are male. By 2035, the population is estimated to reach 15,200.

Gender¹



Age¹



Growth³

| Year | Population | Density (persons/sq km) |
|------|------------|-------------------------|
| 2006 | 8,200 | 2,356 |
| 2011 | 8,600 | 2,471 |
| 2035 | 15,200* | 4,368* |

Population figures include Census undercount adjustment
* Estimated

Income

The largest proportion of Abbotsford Centre residents 15 years and over earn between \$10,000 and \$19,999 annually, while households earn between \$50,000 and \$79,999. Children between the ages of 6 and 18 have the highest incidence of low income.



Individual Income^{2*}

| | | |
|-------------------|-------|-------|
| Under \$10,000 | 1,345 | 22.7% |
| \$10,000-\$19,999 | 1,385 | 23.4% |
| \$20,000-\$29,999 | 905 | 15.3% |
| \$30,000-\$39,999 | 650 | 11.0% |
| \$40,000-\$49,999 | 470 | 7.9% |
| \$50,000-\$59,999 | 510 | 8.6% |
| \$60,000 & over | 655 | 11.1% |

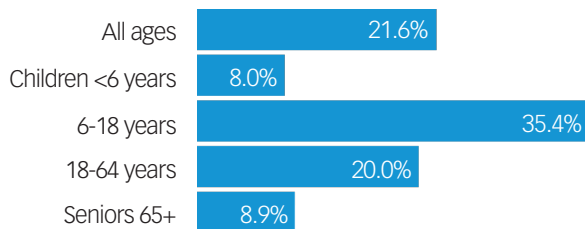
* 15 years and over, before tax income

Household Income^{2*}

| | | |
|-------------------|-----|-------|
| Under \$10,000 | 130 | 4.9% |
| \$10,000-\$29,999 | 585 | 21.8% |
| \$30,000-\$49,999 | 600 | 22.4% |
| \$50,000-\$79,999 | 795 | 29.7% |
| \$80,000-\$99,999 | 220 | 8.2% |
| \$100,000 & over | 350 | 13.1% |

* Before tax income

Low Income^{2*}

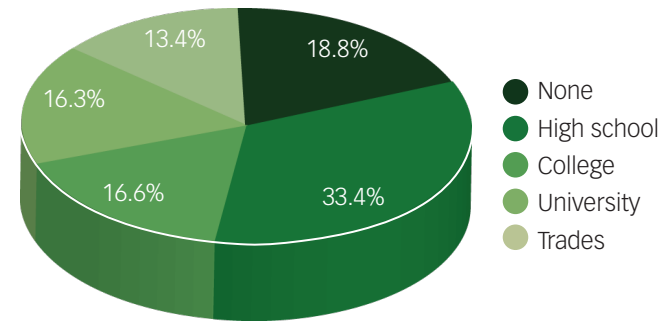


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

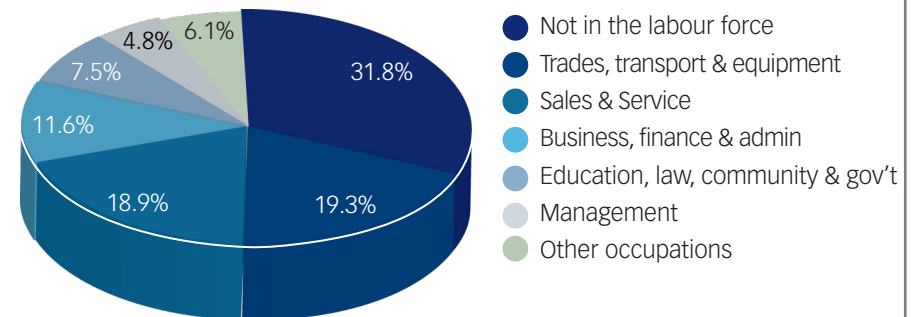
Just under half of Abbotsford Centre residents have some post-secondary education. Residents employed in trades and transport occupations make up the largest proportion of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)

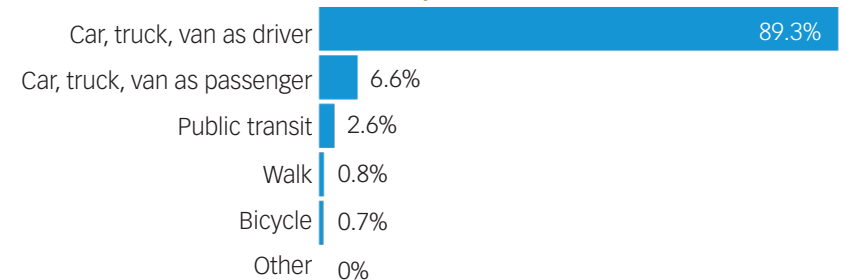


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Abbotsford Centre received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from Europe.



Ethnicity^{2*}

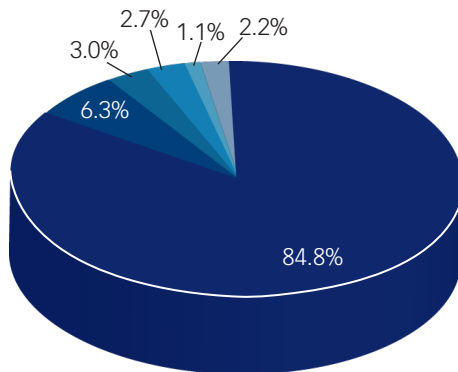
| | | |
|----------|-------|-------|
| English | 2,175 | 26.4% |
| German | 2,065 | 25.1% |
| Canadian | 2,015 | 24.5% |
| Scottish | 1,935 | 23.5% |
| Irish | 1,495 | 18.1% |

* Data includes single and multiple responses

Visible Minority²

| | | |
|-------------|-----|------|
| South Asian | 210 | 2.5% |
| Korean | 105 | 1.3% |
| Filipino | 70 | 0.8% |

Language²



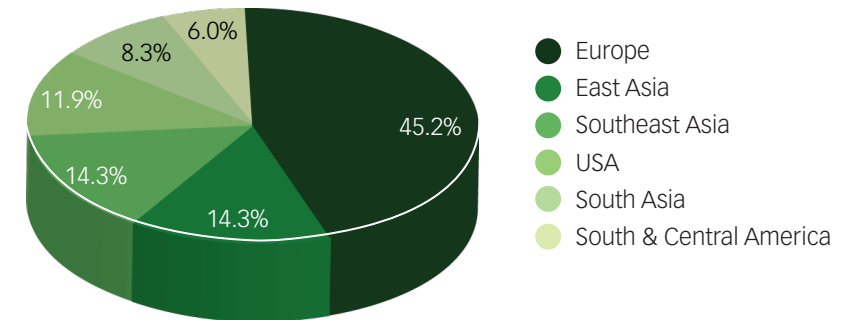
15.3%*
population in households where
a non-official language is spoken

- English &/or French only
- German*
- Spanish*
- Punjabi*
- Korean*
- Other*

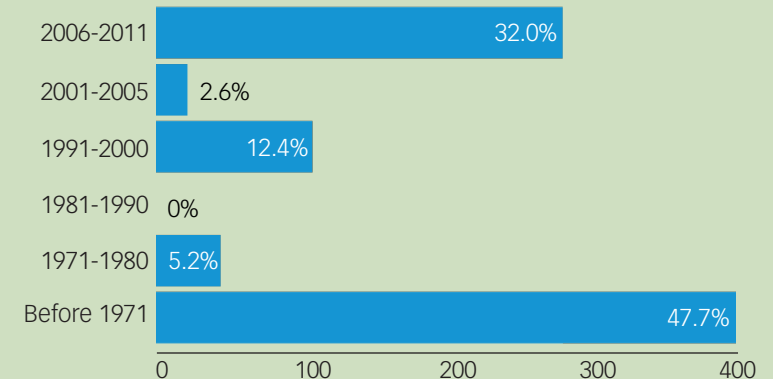
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility^{2*}

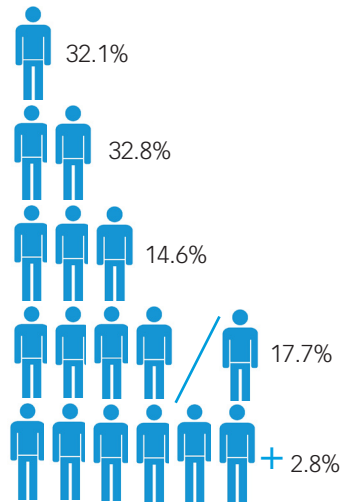
| | 1 Year | 5 Year |
|------------|--------|--------|
| Non-Movers | 81.3% | 49.5% |
| Movers* | 18.7% | 50.5% |

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

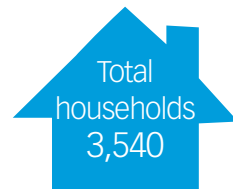
Households

Abbotsford Centre has a total of 3,540 households. The average number of persons living in a household is 2.5, with one-family households as the dominant type.

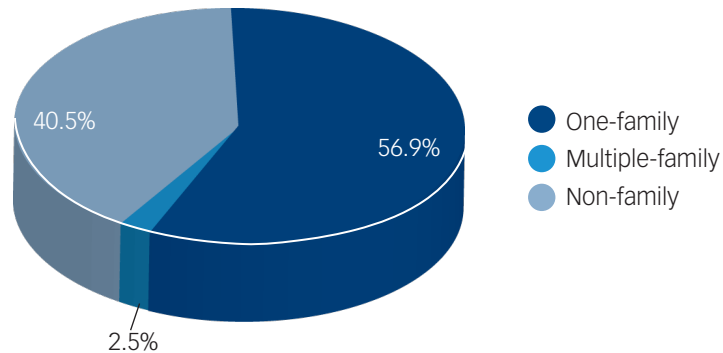
Size¹



Persons/Household¹



Type^{1*}



* 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



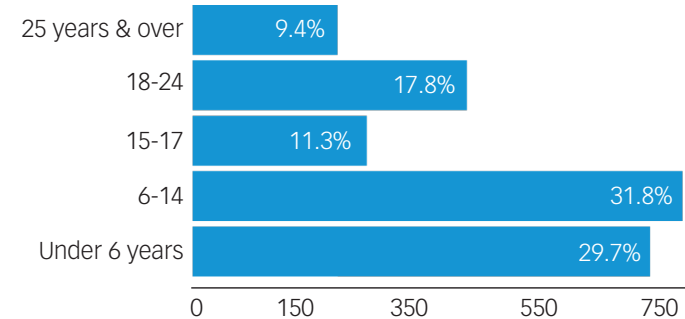
The majority of families in Abbotsford Centre are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group, followed closely by children under six years.

Structure¹

| | | |
|--------------------------|-------|-------|
| Two-parent families | 1,750 | 78.1% |
| With no children at home | 670 | |
| With children at home | 775 | |
| Single-parent families* | 490 | 21.9% |

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

Children at Home¹

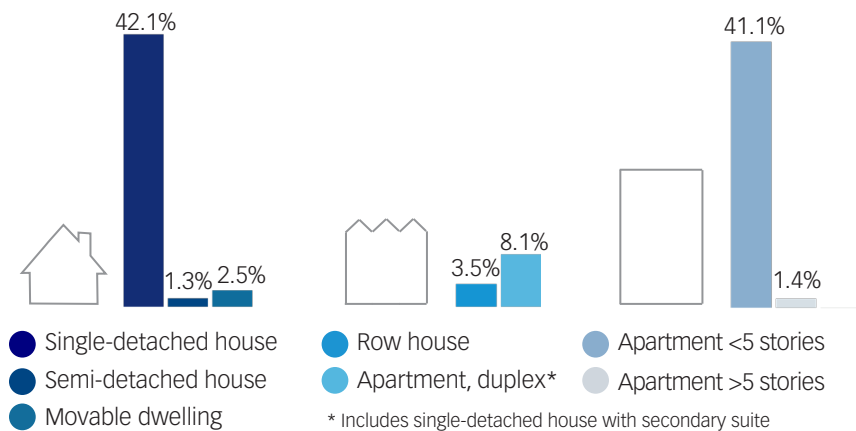


Dwellings

Between 1961 and 1980, almost half of residential dwellings in Abbotsford Centre were constructed. The dominant dwelling type is single-detached houses, followed closely by low-rise apartments under 5 stories. More than half of all dwellings are owned.



Housing Types¹



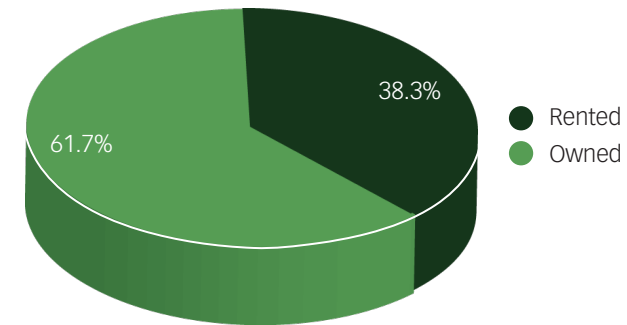
Construction Period²

| Construction Period | Count | Percentage |
|---------------------|-------------|--------------|
| 1960 or before | 540 | 16.6% |
| 1961 to 1980 | 1615 | 49.6% |
| 1981 to 1990 | 410 | 12.6% |
| 1991 to 2000 | 370 | 11.4% |
| 2001 to 2005 | 40 | 1.2% |
| 2006 to 2011 | 280 | 8.6% |

\$332,605
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$927 / month

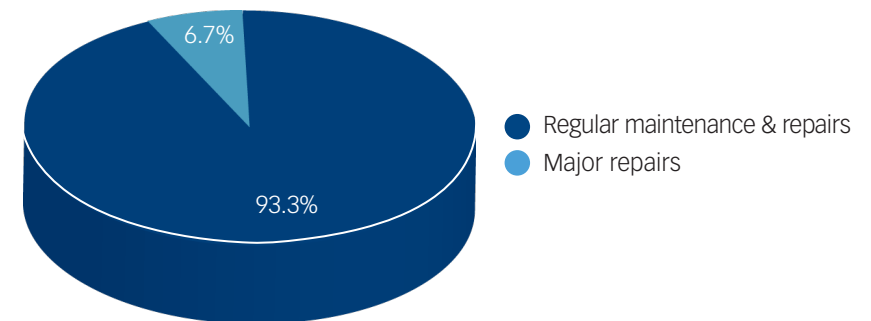
Spending ≥30% of before tax income on gross rent: 47.6%

Owned Dwellings²

Average owner's major payments: \$1,185 / month

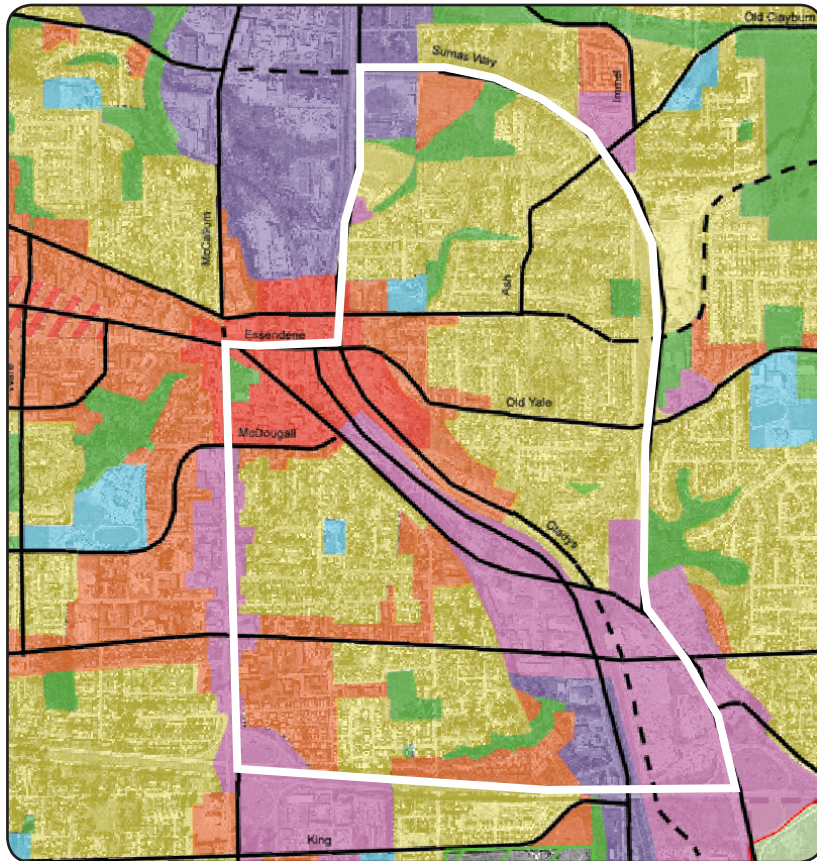
Spending ≥30% of before tax income on major payments: 27.4%

Maintenance Required^{2*}



* 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 Abbotsford Centre focuses on mixed use and higher density residential nodes along McCallum Road and Marshall Road. McCallum Road is designated as a primary transit priority corridor, anchored by Abbotsford Centre to the south, and historic downtown to the north. The historic downtown will continue to see revitalization with mixed use developments. Riverside Avenue and Gladys Avenue will also see greater commercial, residential and mixed use development, strengthening the link between the Sumas Way commercial area and historic downtown.

Landmarks



Historic Downtown Abbotsford

Historic downtown provides a unique experience for residents and visitors. Heritage buildings and new development include various specialty shops, restaurants and services. The Abbotsford Downtown Business Association plays a major role in maintaining and promoting this important area.



The Old Courthouse Abbotsford Community Services

Abbotsford Community Services opened its doors in 1971 as a community service agency serving Abbotsford's 37,000 residents. Today they provide many services from the Old Courthouse, their central facility on Montrose Avenue.



Mill Tower

The former Landmark Feeds mill on Gladys Avenue originally built in 1968 has been converted into an upscale professional office tower, Mill Tower. The developer preserved many visible clues to the building's past and of its structure, showcasing a piece of Abbotsford's history. Mill Tower and the railway district will act as a bridge from the Sumas Way commercial area to the historic downtown core.



Railway District

In 1891, the Canadian Pacific Railway built a railway line through what is now historic downtown Abbotsford that connected Mission with Sumas, Washington. The British Columbia Electric Railway (now Southern Railway of BC) arrived soon after in 1910, ensuring rapid growth that continues today.



Harmony Housing



City Scape Building



Alexander Elementary



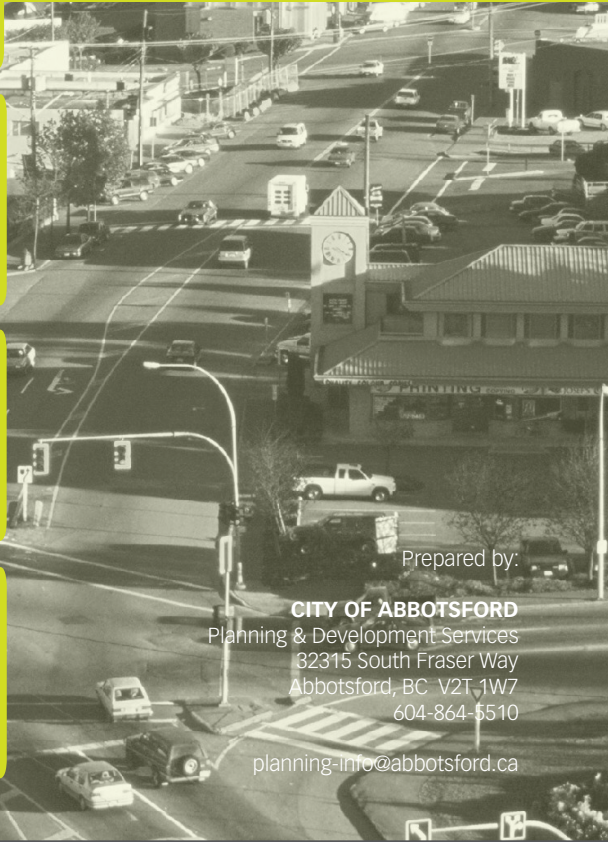
Historic Downtown



Latitude



Transit stop



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