



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

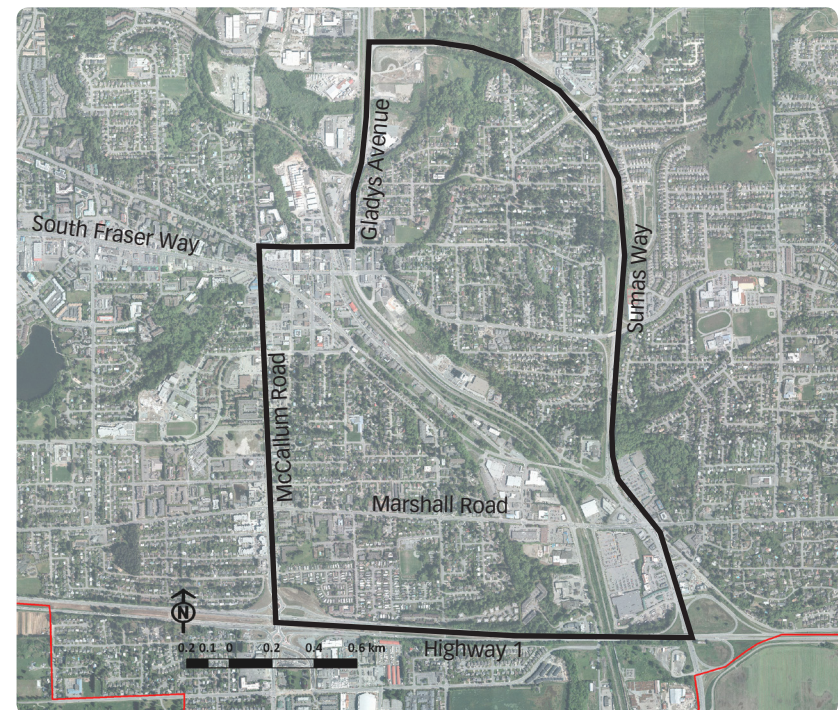
Economic Development & Planning Services
Community Planning
32315 South Fraser Way
Abbotsford, BC V2T 1W7
Tel: 604-864-5510
Email: planning-info@abbotsford.ca

Abbotsford Centre



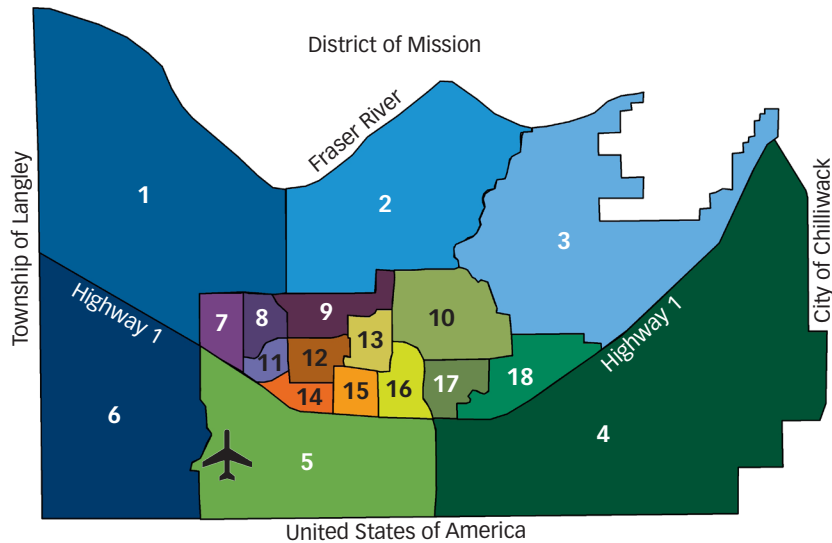
Abbotsford Centre is situated in the east central urban core and covers approximately four sq km. It includes the Abbotsford Historic Downtown Revitalization Area, known as historic downtown. The historic downtown is an important part of Abbotsford's history and will continue to uphold this role through 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 8,271, with 20 to 29 years old as the dominant age group. The area has seen a growing percentage of new immigrants from 1991 to 2006.



— 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 | |

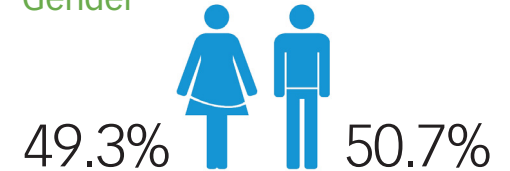
<p>Land use: Residential: 62.0% Commercial: 16.2% Industrial: 9.4% Institutional: 8.3% Parks: 4.1%</p> <p>Population density: 2,068 persons/sq km</p> <p>Net unit density: 10.2 dwellings/hectare</p>	<p>Median age: 36.1</p> <p>Dominant age group: 20 to 29 years (16.7% of total population)</p> <p>% children (<15): 18.1</p> <p>% seniors (65+): 10.4</p>
<p>Tenure: rented: 42.8% owned: 57.2%</p> <p>Dominant dwelling type: single detached house (43.6%)</p> <p>Dominant construction period: 1971-1980 (28.6%)</p>	<p>\$23,395 median individual income (before tax) (23,072 in Abbotsford)</p> <p>\$46,789 median household income (before tax) (53,974 in Abbotsford)</p>

Population

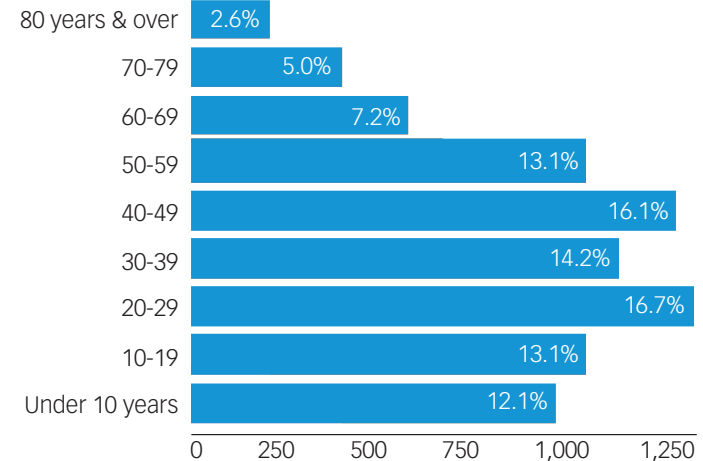


The dominant age group of Abbotsford Centre residents is 20 to 29 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are male. By 2036, the population is estimated to reach 16,450.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	8,271	2,068
2016	10,550*	2,640*
2026	13,600*	3,400*
2036	16,450*	4,115*

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 \$10,000 and 29,999. Female lone-parent families have the highest incidence of low income.



Individual Income*

Under \$10,000	1,332	21.3%
\$10,000-\$19,999	1,403	22.4%
\$20,000-\$29,999	1,048	16.7%
\$30,000-\$39,999	792	12.7%
\$40,000-\$49,999	622	9.9%
\$50,000-\$59,999	439	7.0%
\$60,000 & over	621	9.9%

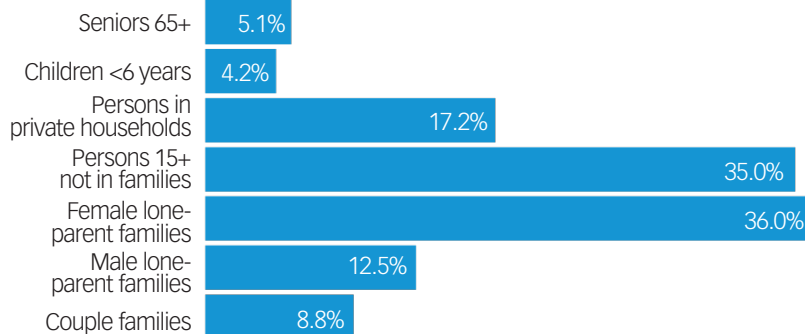
* 15 years and over, before tax income

Household Income*

Under \$10,000	155	4.5%
\$10,000-\$29,999	875	25.5%
\$30,000-\$49,999	802	23.4%
\$50,000-\$69,999	646	18.8%
\$70,000-\$89,999	433	12.6%
\$90,000 & over	518	15.1%

* Before tax income

Low Income*

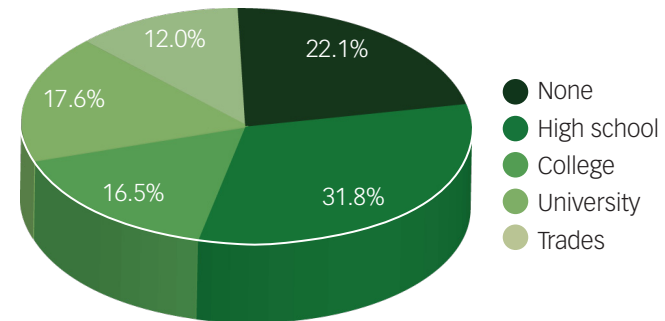


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

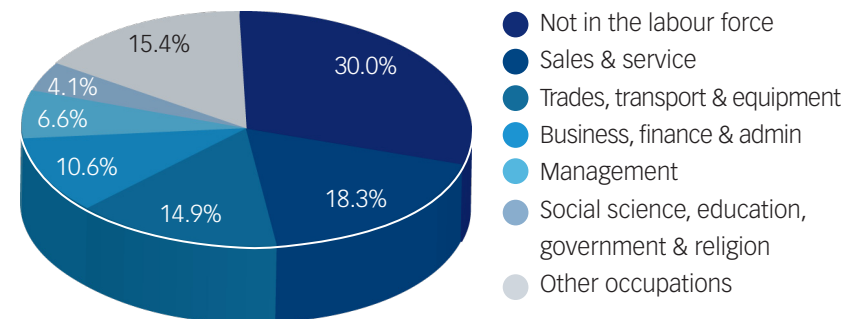
Approximately 46% of Abbotsford Centre residents have some post-secondary education. Residents employed in sales and service occupations make up the largest proportion of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)

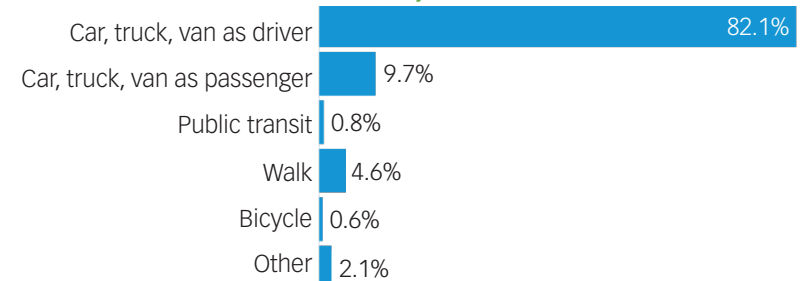


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Abbotsford Centre received the most immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Eastern Asia, followed by Eastern Europe.



Ethnicity*

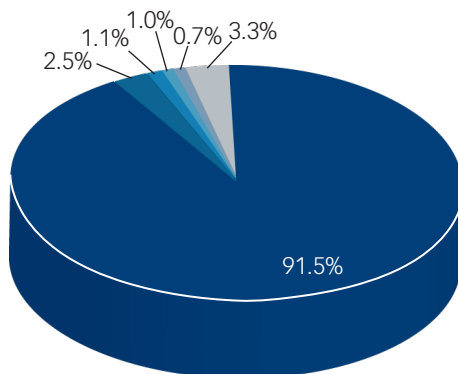
English	2,493	30.8%
Scottish	2,147	26.6%
German	1,923	23.8%
Canadian	1,782	22.0%
Irish	1,291	16.0%

* Data includes single and multiple responses

Visible Minority

South Asian	267	3.3%
Southeast Asian	151	1.9%
Chinese	130	1.6%

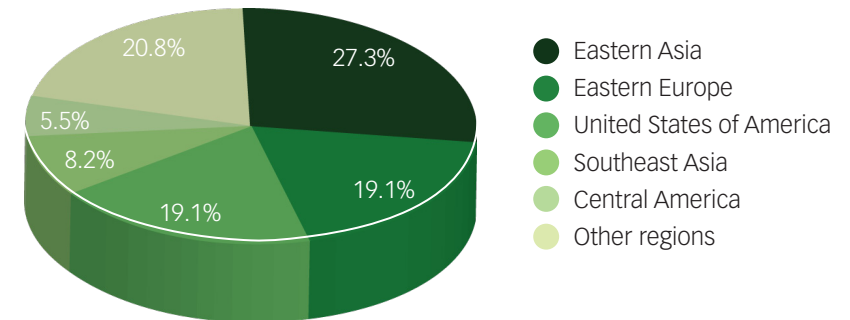
Home Language



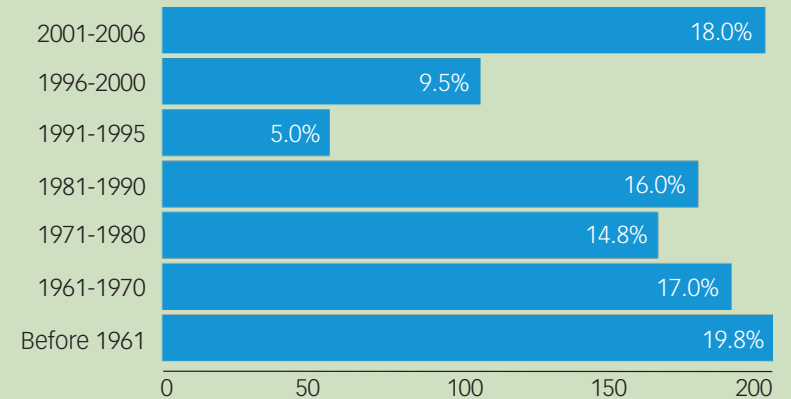
- English
- Panjabi (Punjabi)
- Vietnamese
- Chinese
- Russian
- Other

Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility*

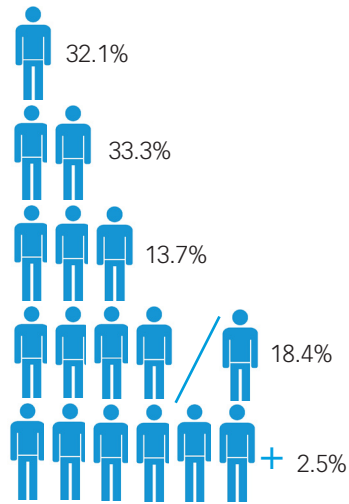
	1 Year	5 Year
Non-Movers	79.0%	47.9%
Movers*	21.0%	52.1%

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

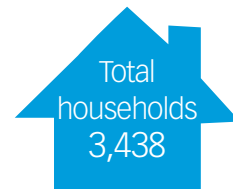
Households

Abbotsford Centre has a total of 3,438 households. The average number of persons living in a household is 2.4, with one-family households as the dominant type.

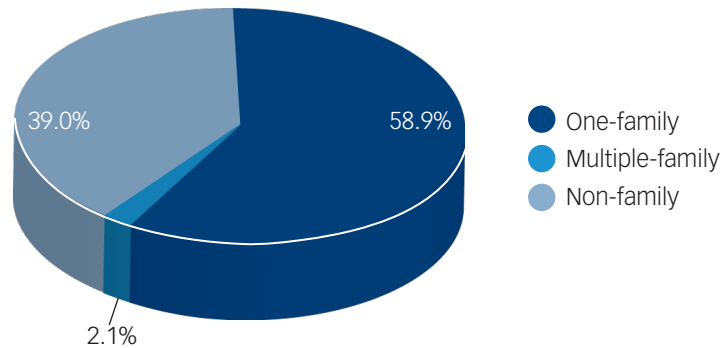
Size



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



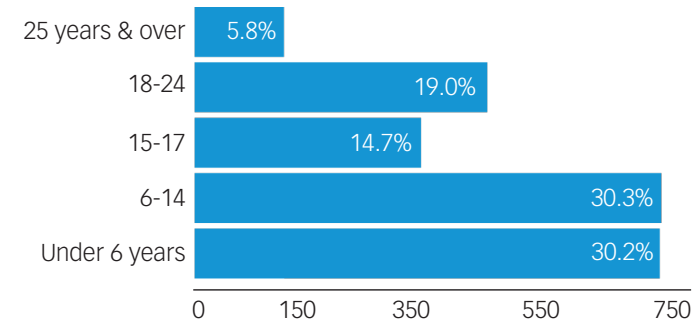
The majority of families in Abbotsford Centre are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group, followed closely by children under six years.

Structure

Two-parent families	1,742	79.8%
With no children at home	846	
With children at home	881	
Single-parent families*	440	20.2%

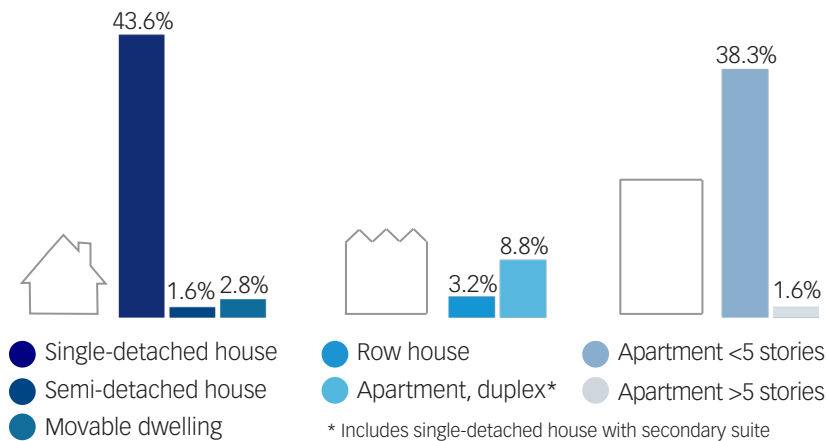
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Between 1971 and 1980, almost 30% of residential dwellings in Abbotsford Centre were constructed. The dominant dwelling type is single-detached houses. More than half of all dwellings are owned.



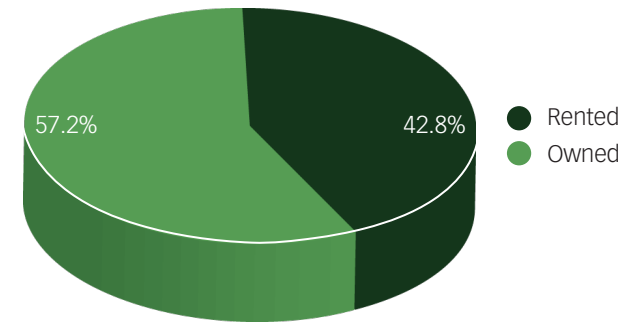
Construction Period

Construction Period	Count	Percentage
Before 1946	110	3.2%
1946-1960	465	13.5%
1961-1970	835	24.2%
1971-1980	986	28.6%
1981-1985	314	9.1%
1986-1990	221	6.4%
1991-1995	296	8.6%
1996-2000	90	2.6%
2001-2006	128	3.7%

\$277,933
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$752 / month

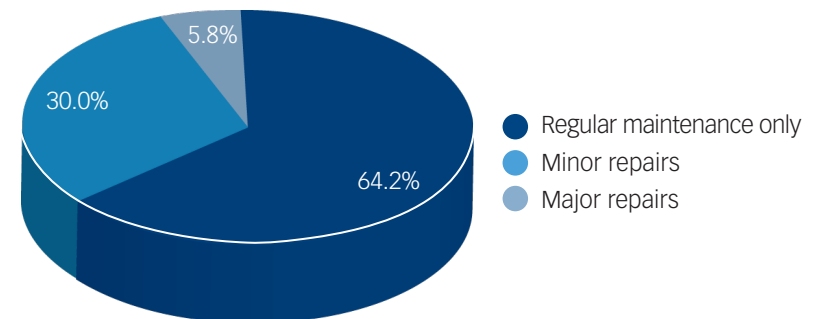
Spending ≥30% of before tax income on gross rent: 602 / 41.0%

Owned Dwellings

Average owner's major payments: \$1,026 / month

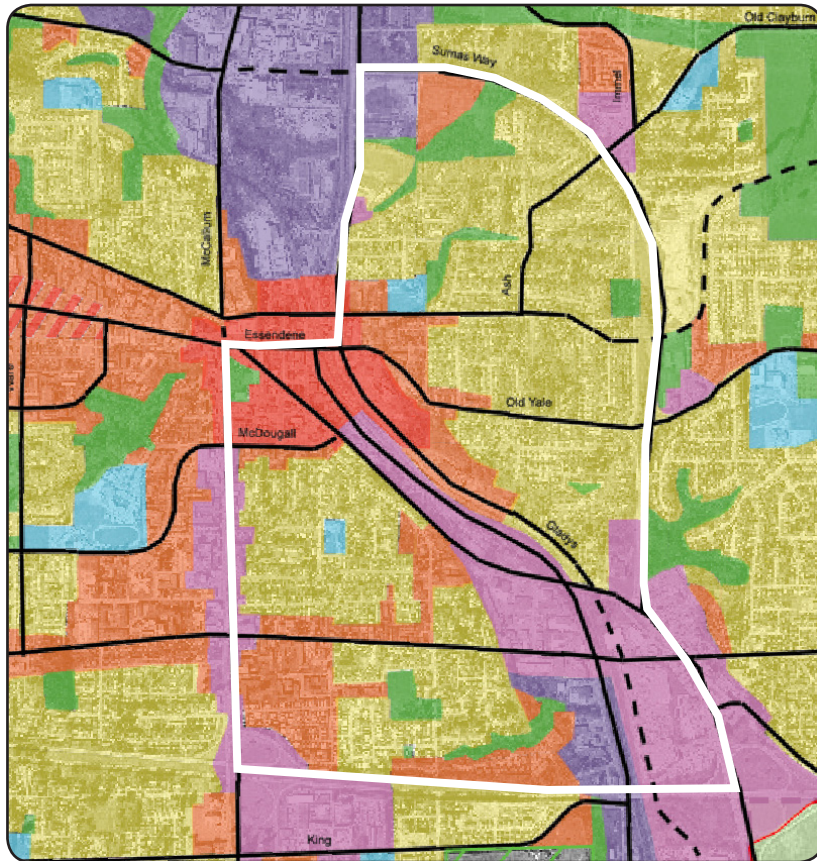
Spending ≥30% of before tax income on major payments: 496 / 25.3%

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 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 the Abbotsford Entertainment and Sports 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



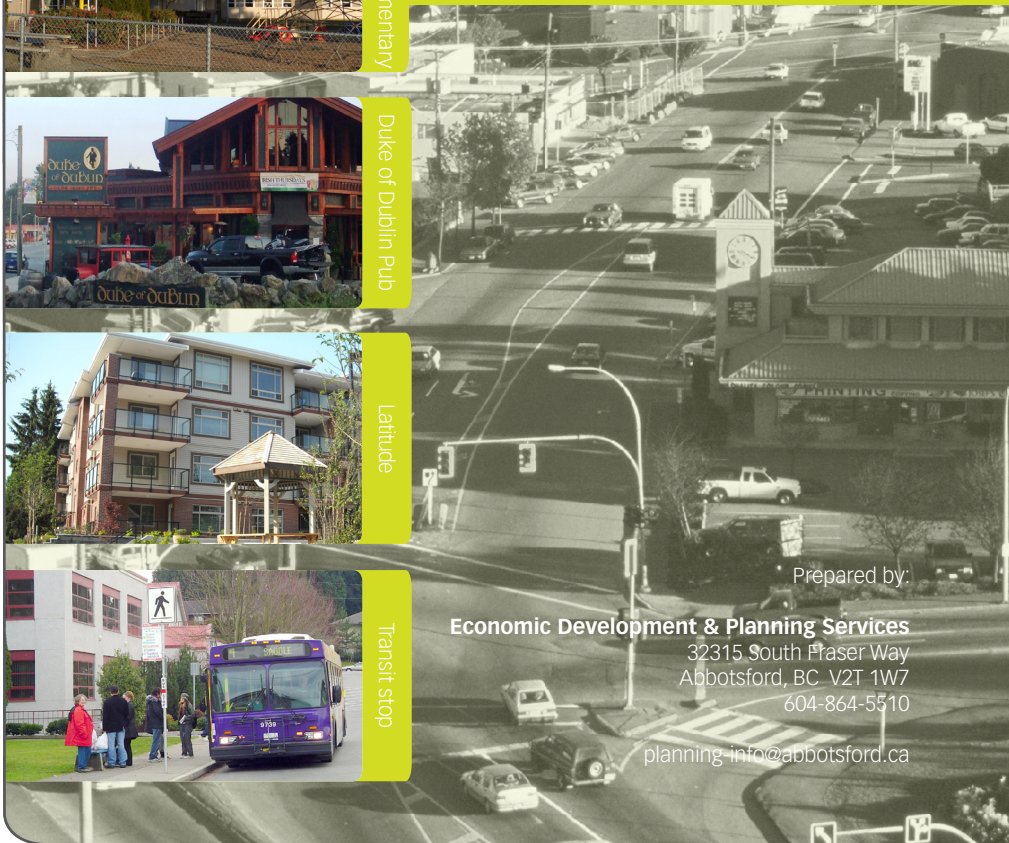
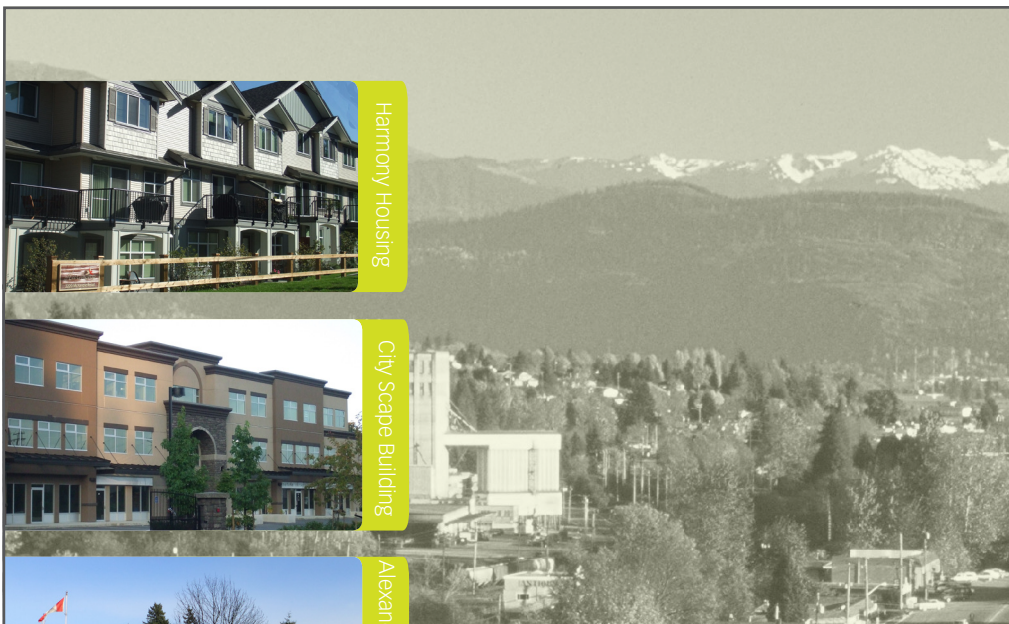
Duke of Dublin Pub



Latitude



Transit stop



Prepared by:

Economic Development & Planning Services

32315 South Fraser Way

Abbotsford, BC V2T 1W7

604-864-5510

planning_info@abbotsford.ca