



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

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Sources:

Statistics Canada, 2006 Census
City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/demographics

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Fall 2011

Contact Us

CITY OF ABBOTSFORD

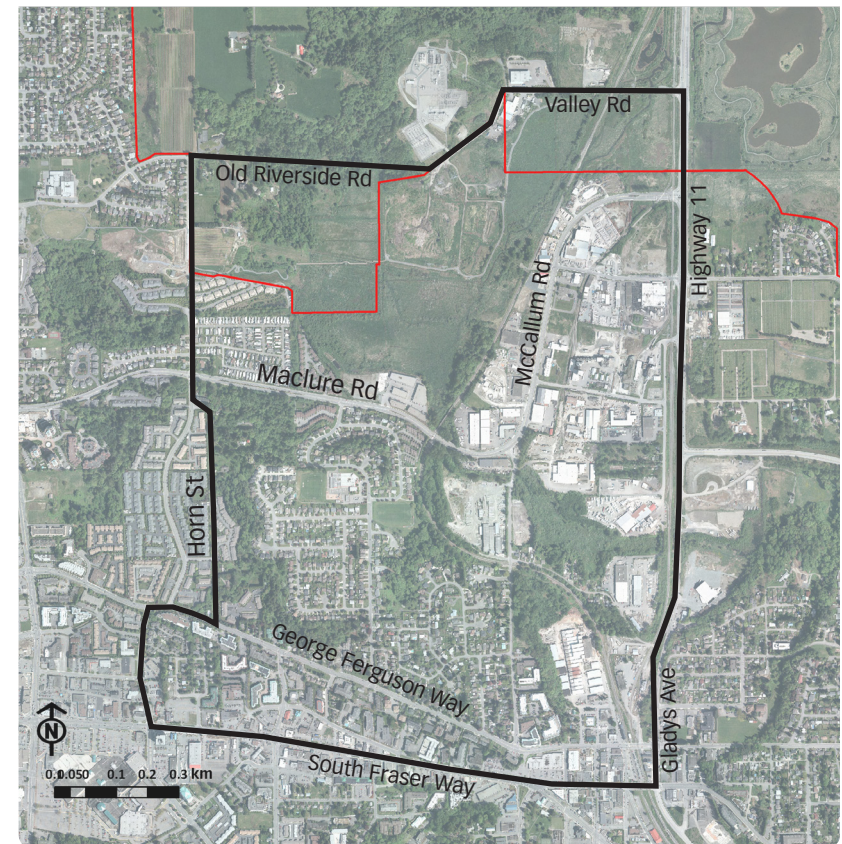
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Babich



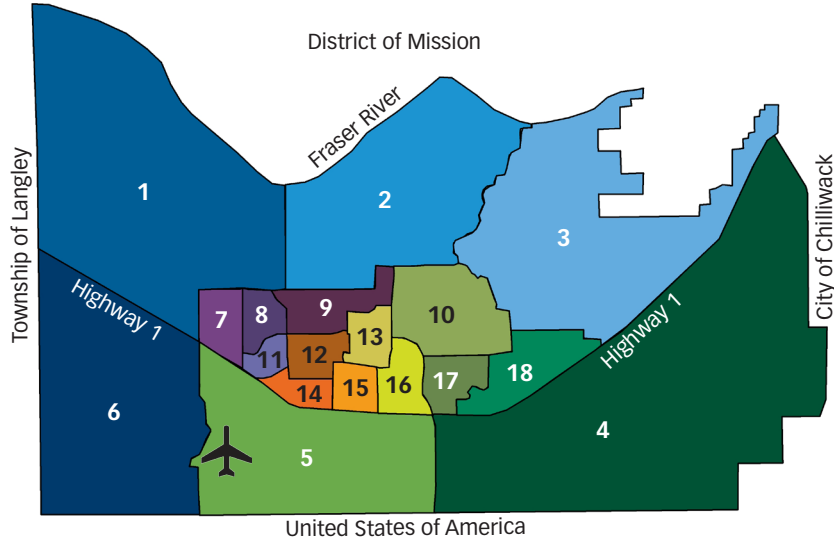
Babich is situated in the north central urban area and covers approximately three sq km. The area has a mix of land uses including residential, commercial, industrial, institutional, agricultural, schools, and parks. Landmarks include historic downtown, Abbotsford Mission Recycling Depot, Discovery Trail, and Ritchie Smith Feed Mill.

Babich has a population of 5,044, with 20 to 29 years old as the dominant age group. Population is expected to reach 8,750 in 30 years. The dominant dwelling type is low rise apartments, less than five stories.



— 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: 34.7% Industrial: 31.9%
Agricultural: 13.5% Institutional: 13.2%
Commercial: 4.4% Parks: 4.3%

Population density:

1,576 persons/sq km

Net unit density:

11.5 dwellings/hectare

Tenure:

rented: 43.4% owned: 56.6%

Dominant dwelling type:

apartment <5 stories (58.4%)

Dominant construction period:

1986-1990 (22.3%)

Median age: 38.1

Dominant age group:

20-29 years
(15.7% of total population)

% children (<15): 16.8

% seniors (65+): 15.1

\$22,852

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

\$39,973

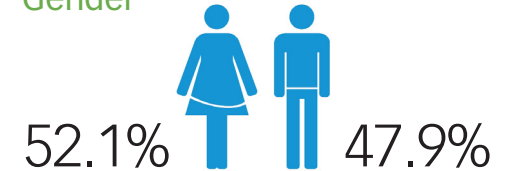
median household income (before tax)
(53,974 in Abbotsford)

Population

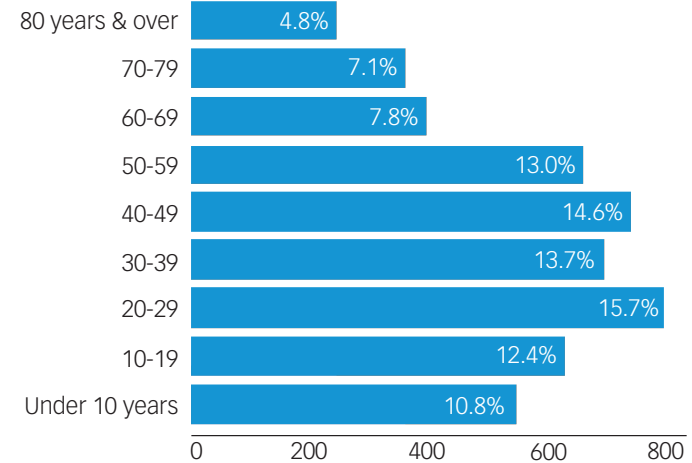


The dominant age group of Babich residents is 20 to 29 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2036, the population is estimated to reach 8,750.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	5,044	1,576
2016	6,150*	1,920*
2026	7,400*	2,315*
2036	8,750*	2,735*

Population figures include Census undercount adjustment * Estimated

Income

The largest proportion of Babich residents 15 years and over earn under \$10,000 annually, while households earn between \$30,000 and 49,999. Persons 15 years and over not in economic families have the highest incidence of low income.



Individual Income*

Under \$10,000	880	22.9%
\$10,000-\$19,999	845	22.0%
\$20,000-\$29,999	624	16.2%
\$30,000-\$39,999	561	14.6%
\$40,000-\$49,999	449	11.7%
\$50,000-\$59,999	174	4.5%
\$60,000 & over	309	8.0%

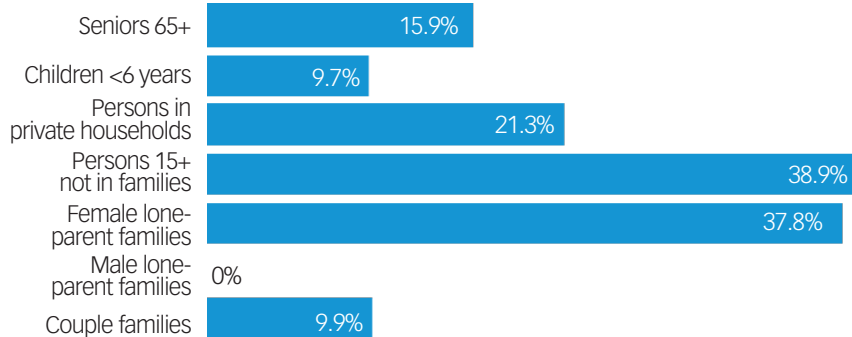
* 15 years and over, before tax income

Household Income*

Under \$10,000	155	6.5%
\$10,000-\$29,999	653	27.6%
\$30,000-\$49,999	671	28.3%
\$50,000-\$69,999	412	17.4%
\$70,000-\$89,999	269	11.4%
\$90,000 & over	208	8.8%

* Before tax income

Low Income*

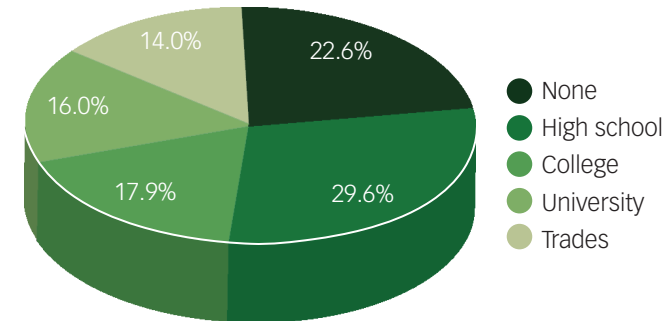


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

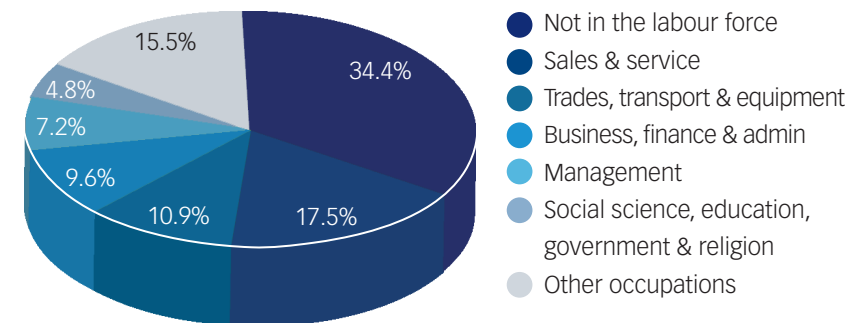
Approximately half of Babich residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)*

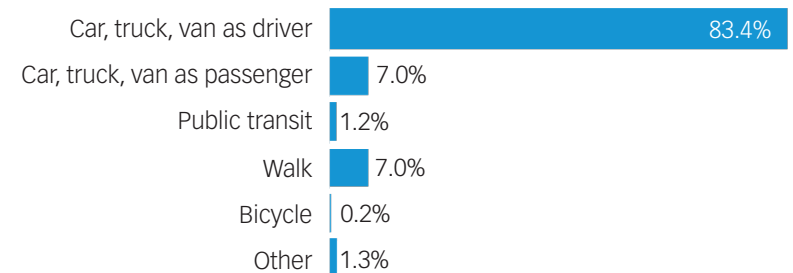


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Babich 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 Southern Asia. English is the dominant language spoken at home.



Ethnicity*

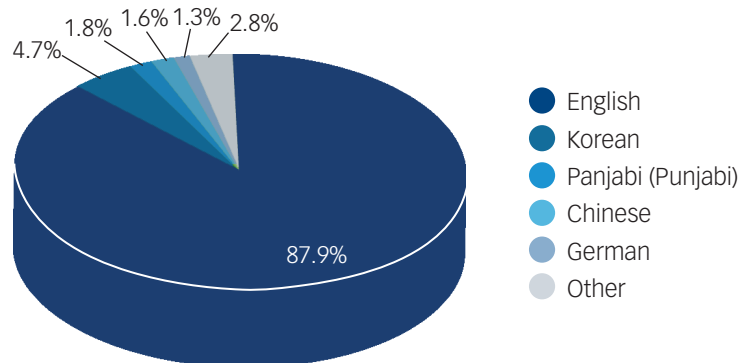
English	1,383	26.6%
Scottish	1,197	23.7%
German	1,103	21.2%
Canadian	1,049	20.2%
Irish	916	17.6%

* Data includes single and multiple responses

Visible Minority

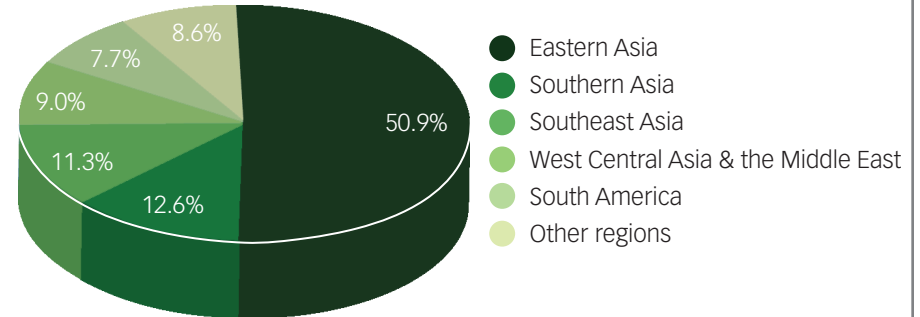
Korean	252	4.8%
South Asian	145	2.8%
Chinese	122	2.3%

Home Language

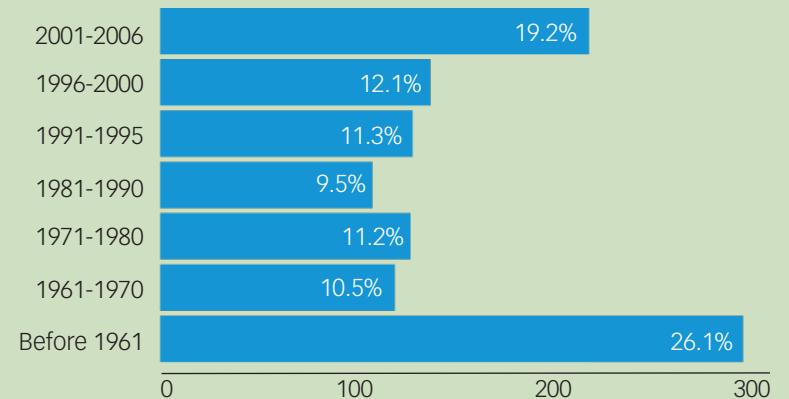


Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

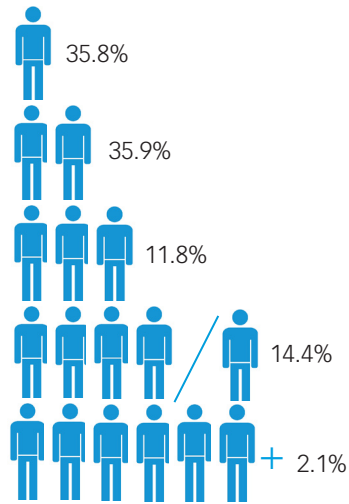
	1 Year	5 Year
Non-Movers	77.5%	40.8%
Movers*	22.5%	59.2%

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

Households

Babich has a total of 2,381 households. The average number of persons living in a household is 2.2, with one-family households as the dominant type.

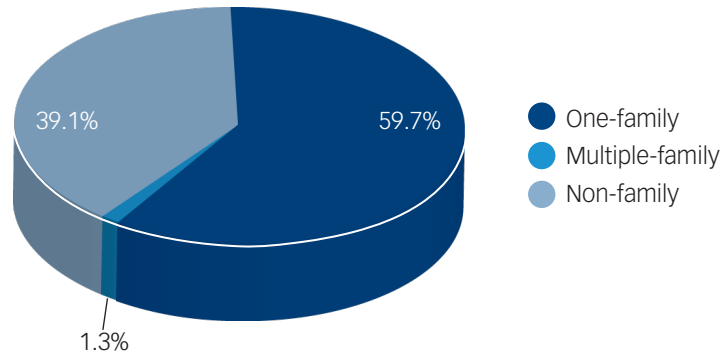
Size



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



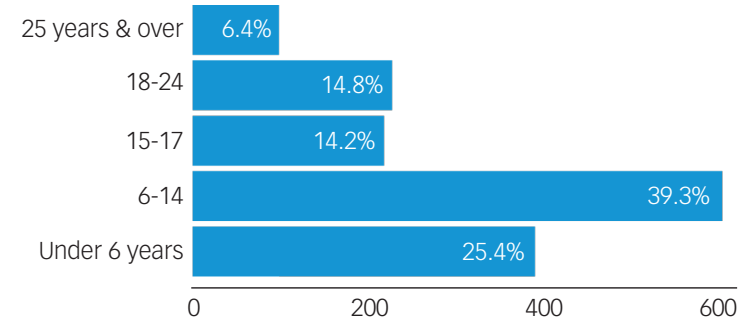
The majority of families in Babich are two-parent with no children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	1,135	76.9%
With no children at home	616	
With children at home	512	
Single-parent families*	341	23.1%

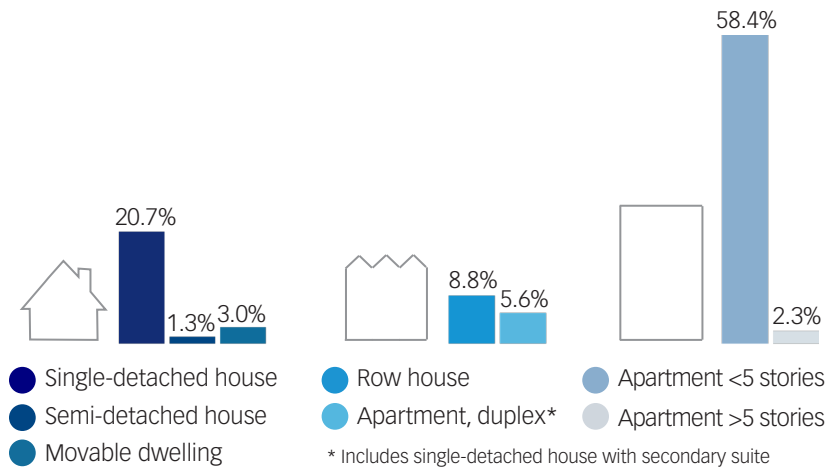
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Between 1986 and 1990, 22% of residential dwellings in Babich were constructed. The dominant dwelling type is low rise apartments, less than five stories. Over half of all dwellings are rented.



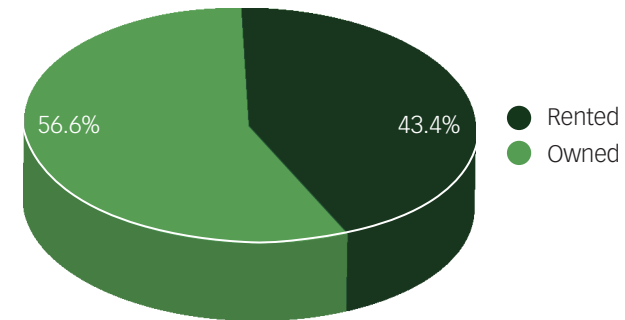
Construction Period

Before 1946	55	2.3%
1946-1960	132	5.5%
1961-1970	204	8.6%
1971-1980	425	17.8%
1981-1985	390	16.4%
1986-1990	530	22.3%
1991-1995	438	18.4%
1996-2000	132	5.5%
2001-2006	76	3.2%

\$233,588
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$709 / month

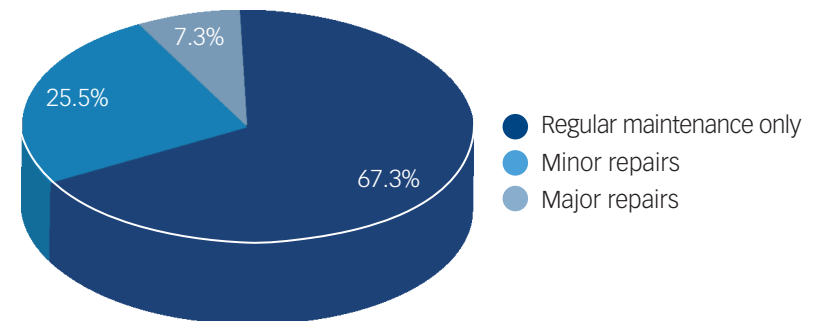
Spending ≥30% of before tax income on gross rent: 532 / 50.8%

Owned Dwellings

Average owner's major payments: \$851 / month

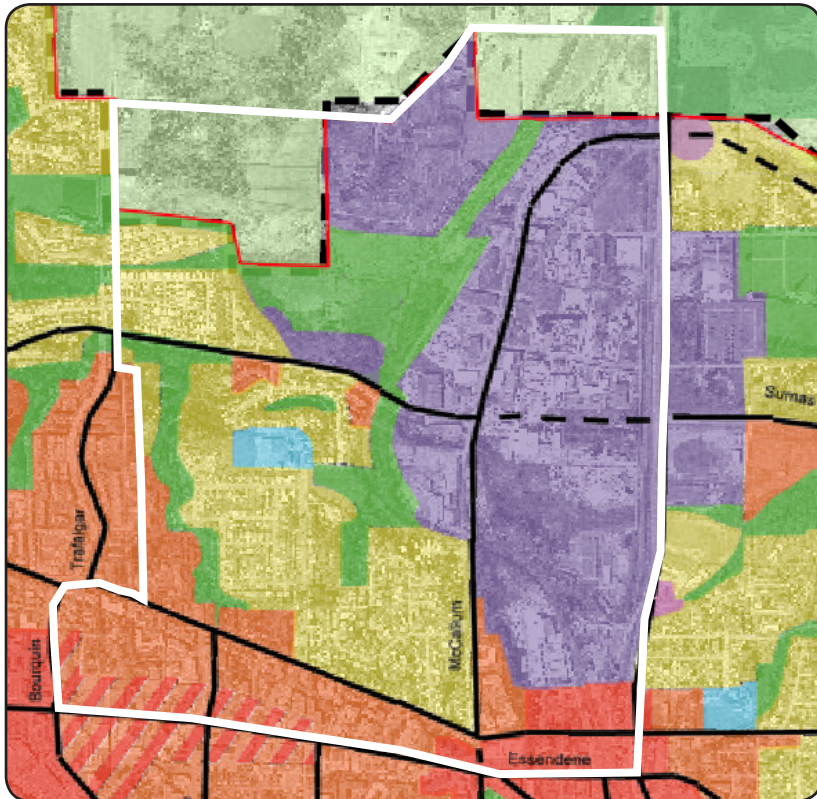
Spending ≥30% of before tax income on major payments: 265 / 19.4%

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



The OCP vision for Babich focuses on maintaining the general character of the area. Mixed use and higher density residential nodes will develop between South Fraser Way and George Ferguson Way, with South Fraser Way designated as a primary transit priority corridor. The area of Babich that incorporates downtown will see additional development supporting the historic downtown. The industrial areas between Maclure Road and Gladys Avenue / Highway 11 will remain employment areas.

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.



Abbotsford Mission Recycling Depot

Abbotsford Community Services recycling program provides recycling services for the City of Abbotsford and the District of Mission. The facilities process blue bag and drop off recyclables. Approximately 17,000 metric tonnes of recyclables are diverted from the landfill each year.



Discovery Trail

Discovery Trail is a community driven initiative to promote active, healthy living led by a core group of community leaders and supported by the City and Province. Once complete, it will be a paved 30+ km, three metre wide, all-season corridor spanning through Abbotsford, connecting the east and west end of the community.



Ritchie Smith Feed Mill

Ritchie Smith Feeds, a privately owned local company, has provided high quality animal feed products to the Fraser Valley since 1968. Ritchie Smith was the first feed company in the Fraser Valley with two mills on one site, thus enabling the isolation of ruminant and non-ruminant bulk feeds.



Historic Downtown



Single Family Residential



The Seasons



Yale Crossing



Maclure Industrial



Downtown Abbotsford



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