



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](http://www.abbotsford.ca/stats)

## Released:

Fall 2014

## Contact Us

### 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 East Townline non-response rate: **35.6%**

# East Townline



East Townline is situated in the northwest corner of the urban area and covers approximately three km<sup>2</sup>. 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.

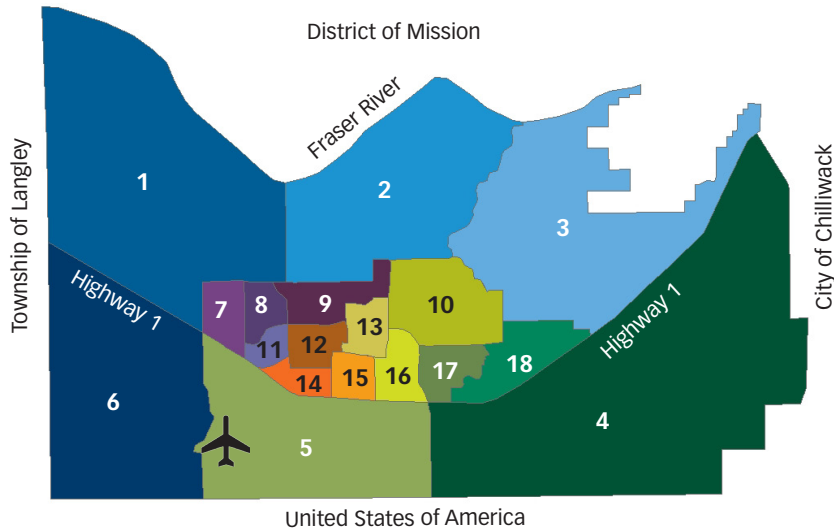
East Townline has a population of 11,500, with residents 30 to 39 years old as the dominant age group. Over 60% of residents are of South Asian descent, and over half of all households speak Punjabi.



— 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: 60.3%  
 Agriculture: 21.9% Parks: 10.8%  
 Institutional: 4.8% Commercial: 2.2%

### Population density:

3,938 persons/km<sup>2</sup>

### Net unit density:

11.8 dwellings/hectare

### Tenure:

rented: 24.3% owned: 75.7%

### Dominant dwelling type:

apartment, duplex (52.1%)

### Dominant construction period:

1991-2000 (59.9%)

### Median age: 33.6

### Dominant age group:

30-39 years  
 (16.0% of total population)

% children (<15): 22.0

% seniors (65+): 12.3

### \$23,179

median individual income (before tax)  
 (\$26,428 in Abbotsford)

### \$74,270

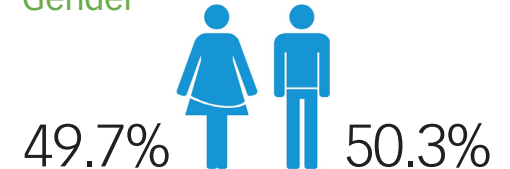
median household income (before tax)  
 (\$62,350 in Abbotsford)

# Population

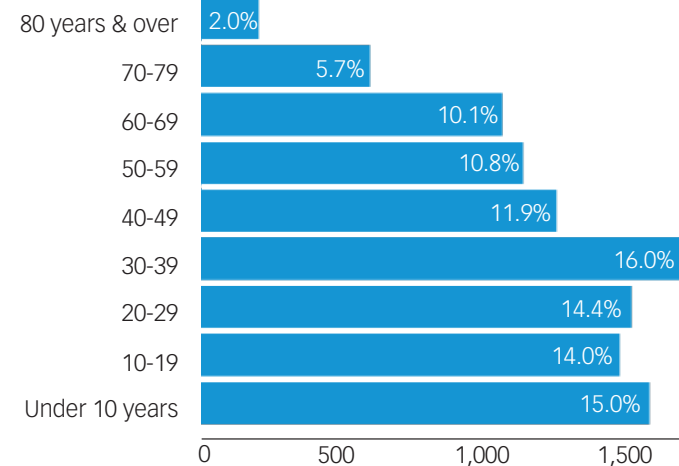


The dominant age group of East Townline residents is 30 to 39 years old. Over half of residents are male. By 2035, the population is estimated to reach 12,100.

### Gender<sup>1</sup>



### Age<sup>1</sup>



### Growth<sup>3</sup>

Year	Population	Density (persons/sq km)
2006	11,400	3,904
2011	11,500	3,938
2035	12,100*	4,144*

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 \$100,000 and over. Residents 6 to 64 years of age have the highest incidence of low income.



### Individual Income<sup>2\*</sup>

Under \$10,000	1,525	21.0%
\$10,000-\$19,999	1,960	27.0%
\$20,000-\$29,999	1,275	17.5%
\$30,000-\$39,999	1,070	14.7%
\$40,000-\$49,999	620	8.5%
\$50,000-\$59,999	465	6.4%
\$60,000 & over	357	4.9%

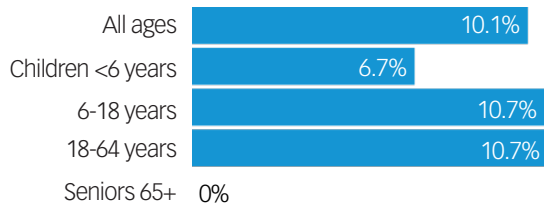
\* 15 years and over, before tax income

### Household Income<sup>2\*</sup>

Under \$10,000	0	0.0%
\$10,000-\$29,999	95	4.8%
\$30,000-\$49,999	250	12.6%
\$50,000-\$79,999	550	27.8%
\$80,000-\$99,999	430	21.7%
\$100,000 & over	655	33.1%

\* Before tax income

### Low Income<sup>2\*</sup>

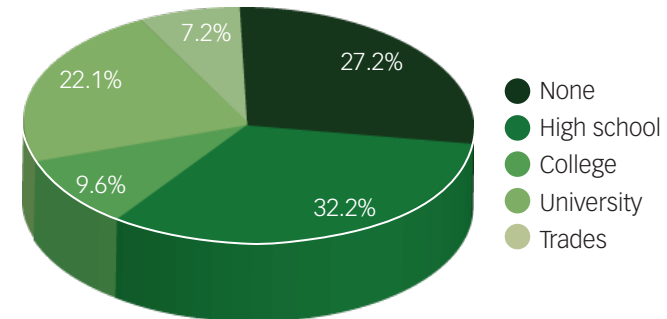


\* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

## Education & Labour

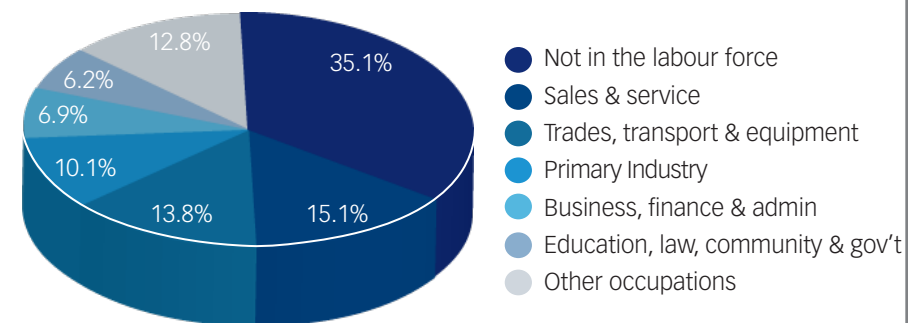
Almost 40% of East Townline residents have some post-secondary education. Residents employed in sales and services occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education<sup>2</sup> (15 years & over)

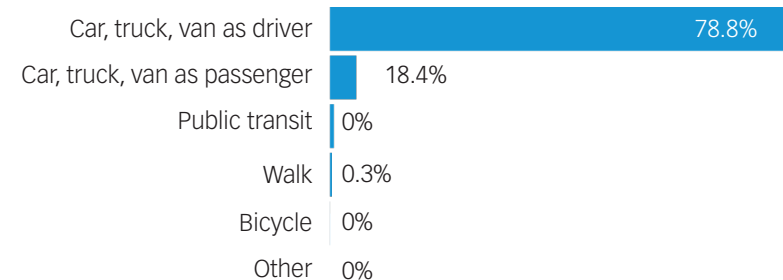


\* Highest level of education completed

### Labour Force<sup>2</sup> (15 years & over)



### Mode of Travel to Work<sup>2</sup> (15 years & over)



# Diversity

East Townline received the most immigrants between 1991-2000. The largest percentage of immigrants (based on place of birth) has come from Southern Asia. Panjabi (Punjabi) is the dominant language spoken at home.



## Ethnicity<sup>2\*</sup>

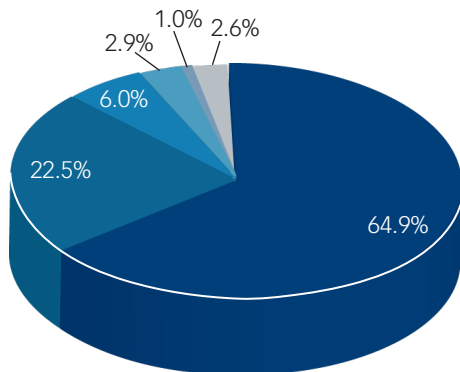
East Indian	6,505	60.3%
Canadian	1,215	11.3%
Punjabi	1,120	10.4%
German	1,070	9.9%
English	870	8.1%

\* Data includes single and multiple responses

## Visible Minority<sup>2</sup>

South Asian	7,490	67.6%
Southeast Asian	155	1.4%
Black	75	0.7%

## Language<sup>2\*</sup>



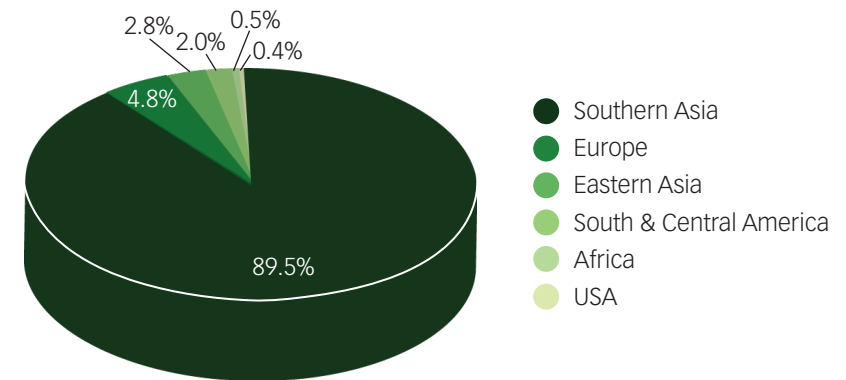
77.5%\*  
population in households where  
a non-official language is spoken

- Panjabi (Punjabi)\*
- English &/or French only
- Hindi\*
- German\*
- Spanish\*
- 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.

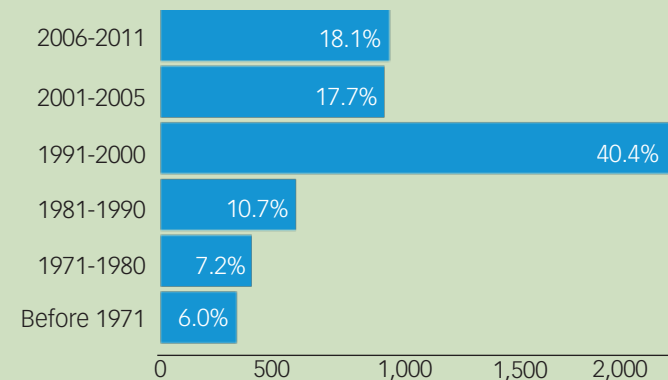
# Diversity

## Immigration by Place of Birth<sup>2\*</sup>



\* Percent of immigrant population

## Period of Immigration<sup>2\*</sup>



\* Percent of total immigrant population

## Individual Mobility<sup>2</sup>

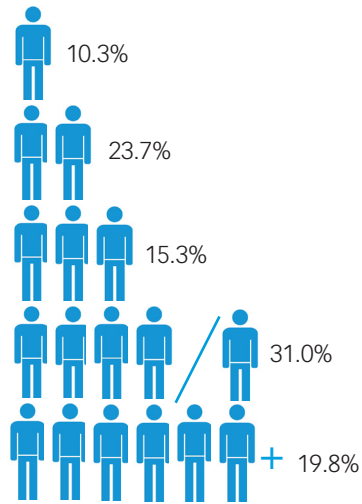
	1 Year	5 Year
Non-Movers	87.5%	65.2%
Movers*	12.5%	34.8%

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

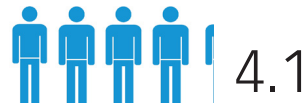
# Households

East Townline has a total of 2,900 households. The average number of persons living in a household is 4.1, with one-family households as the dominant type.

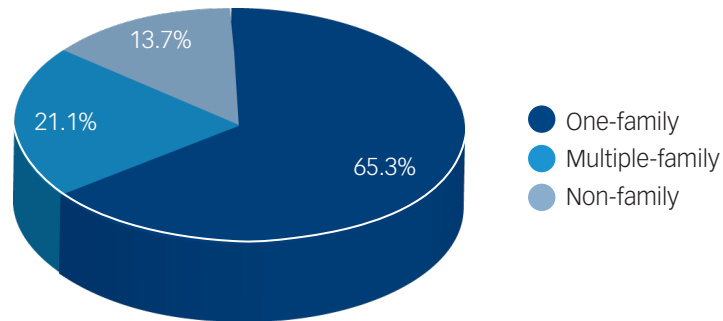
## Size<sup>1</sup>



## Persons/Household<sup>1</sup>



## Type<sup>1\*</sup>



\* 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



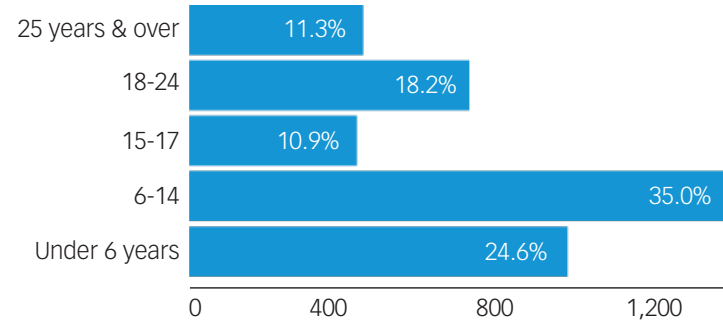
The majority of families in East Townline are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure<sup>1</sup>

Two-parent families	2,735	88.5%
With no children at home	1,030	
With children at home	1,705	
Single-parent families*	355	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<sup>1</sup>

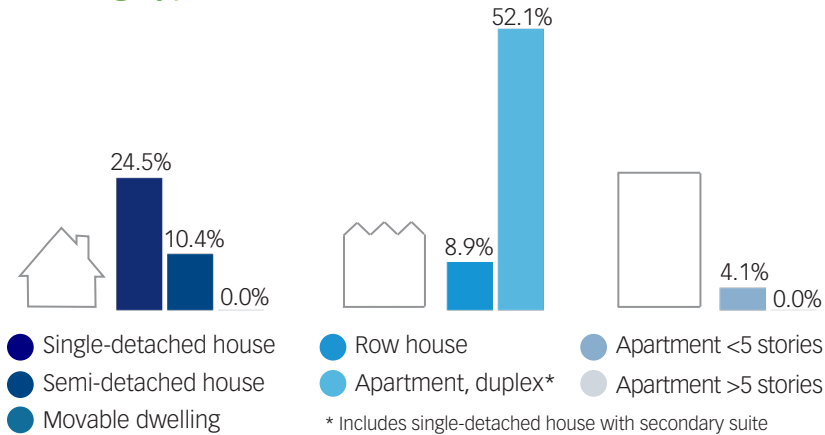


# Dwellings

The largest proportion of residential dwellings in East Townline were constructed between 1991 and 2000. The dominant dwelling type is duplex apartments, including single-detached houses with secondary suites. Approximately three quarters of all dwellings are owned.



## Housing Types<sup>1</sup>



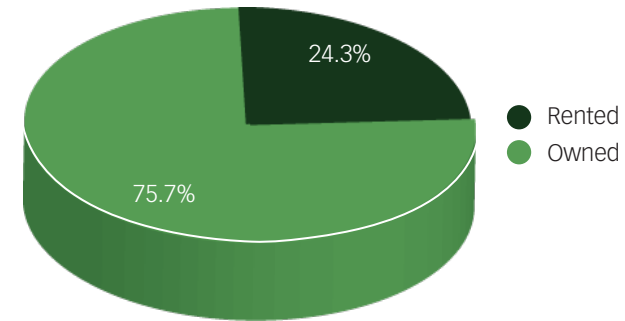
## Construction Period<sup>1</sup>

Construction Period	Count	Percentage
Before 1960	0	0.0%
1961-1980	145	5.2%
1981-1990	500	17.9%
<b>1991-2000</b>	<b>1,675</b>	<b>59.9%</b>
2001-2005	440	15.7%
2006-2011	35	1.3%

**\$518,761**  
average dwelling value<sup>2</sup>

# Dwellings

## Tenure<sup>2</sup>



## Rented Dwellings<sup>2</sup>

**Average rent: \$635 / month**

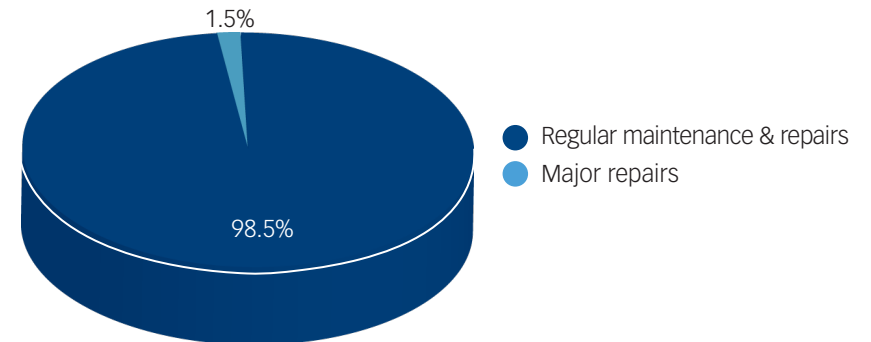
**Spending ≥30% of before tax income on gross rent: 13.7%**

## Owned Dwellings<sup>2</sup>

**Average owner's major payments: \$1,597 / month**

**Spending ≥30% of before tax income on major payments: 26.4%**

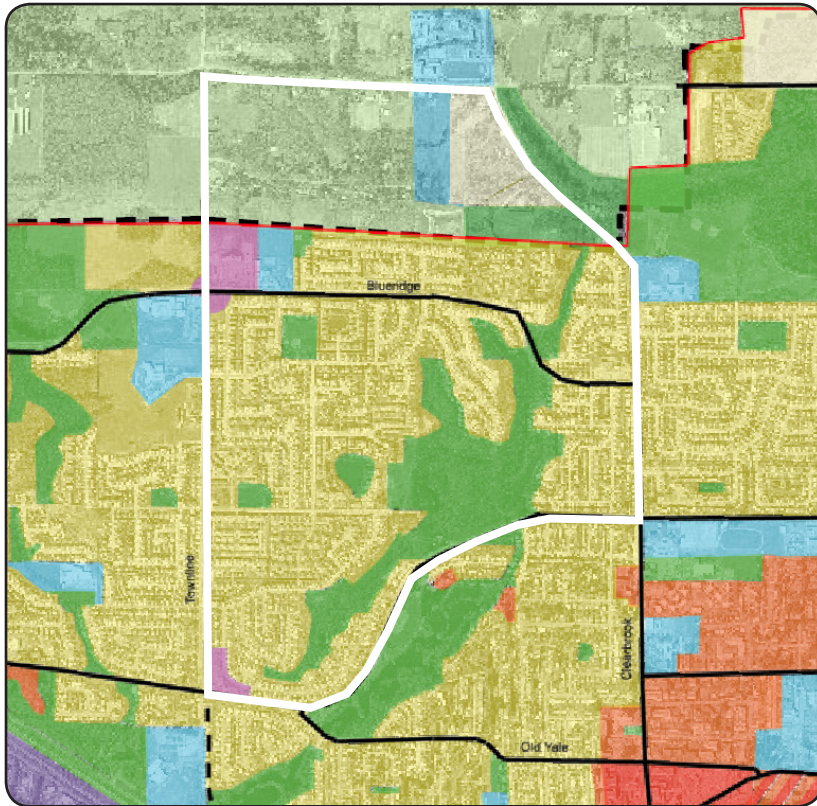
## Maintenance Required<sup>2\*</sup>



\* 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



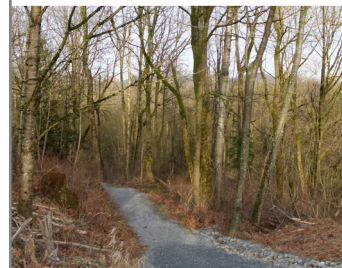
### Centre Ice

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. The paved, three metre wide trail is 30+ km long, and provides 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



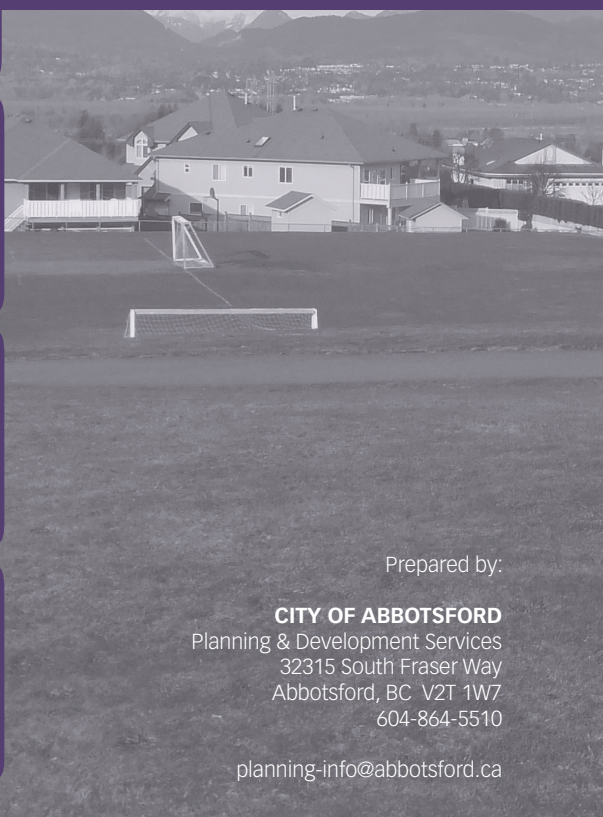
Ponderosa Heights



Ridgeview Park



Single Family Residential



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