



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

### Released:

Fall 2011

### Contact Us

#### CITY OF ABBOTSFORD

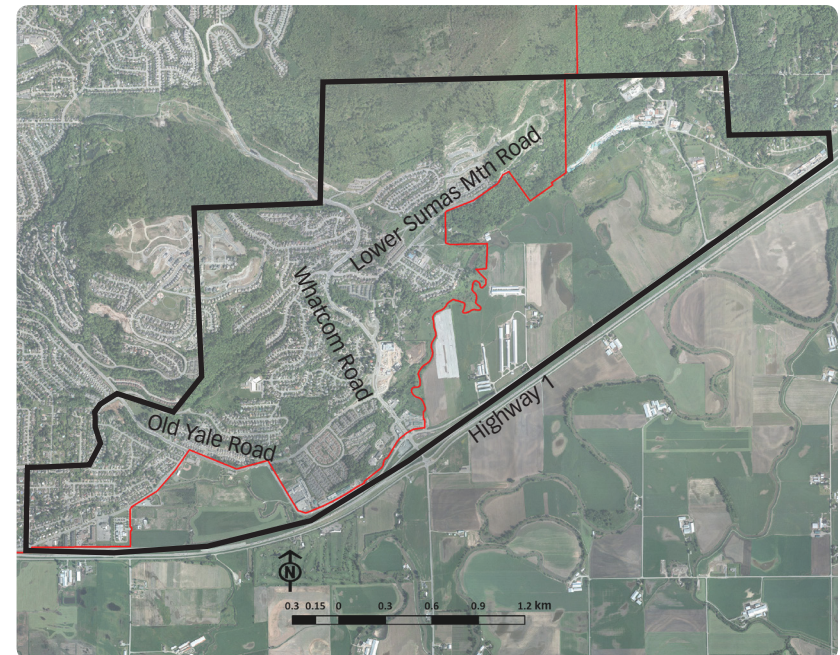
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# Whatcom



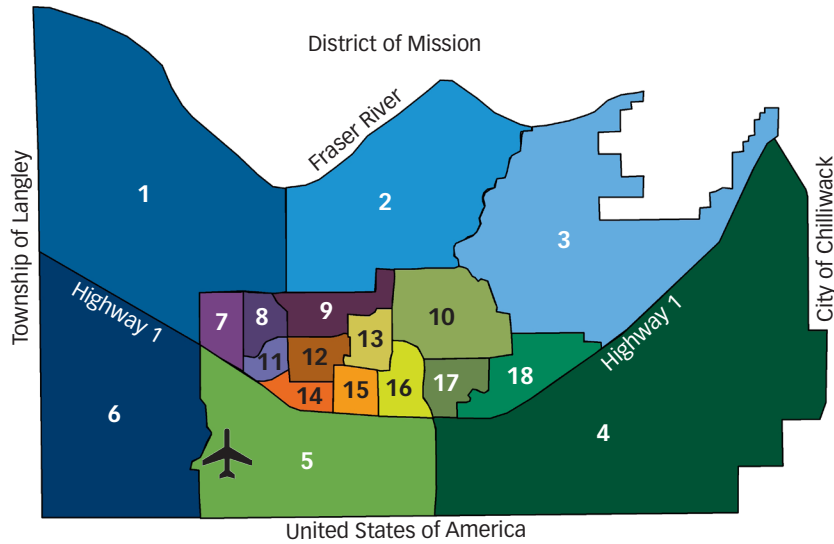
Whatcom is situated in the southeast part of the urban area and covers approximately seven sq km. The area has a mix of land uses including residential, commercial, industrial, schools, and parks. Over half of the land use is residential, with single-detached houses as the dominant dwelling type. Almost 90% of dwellings are owned. Landmarks include Abbotsford Agriculture Centre, Abbotsford Community Garden, Ramada Plaza & Conference Centre, and DeLair Park.

The dominant age group of Whatcom residents is 50 to 59 years. This is followed by residents 40 to 49 years. Half of residents 15 years and older have some post-secondary education.



— 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            | <b>18. Whatcom</b>    |
| 4. Sumas Prairie        | 9. Fairfield     | 14. South Clearbrook  |                       |
| 5. South Poplar         | 10. Old Clayburn | 15. Mill Lake         |                       |

### Land use:

Residential: 55.3% Agricultural: 30.4%  
 Institutional: 5.4 Parks: 4.0%  
 Commercial: 3.0% Industrial: 1.9%

### Population density:

813 persons/sq km

### Net unit density:

3.2 dwellings/hectare

### Tenure:

rented: 13.8% owned: 86.2%

### Dominant dwelling type:

single-detached house (52.8%)

### Dominant construction period:

1991-1995 (30.8%)

### Median age: 39.7

### Dominant age group:

50 to 59 years  
 (16.3% of total population)

% children (<15): 18.3

% seniors (65+): 11.8

### \$30,926

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

### \$73,603

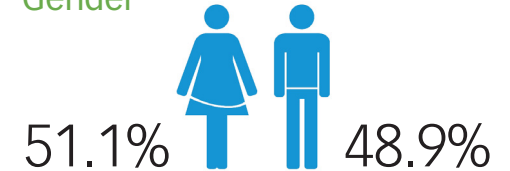
median household income (before tax)  
 (53,974 in Abbotsford)

# Population

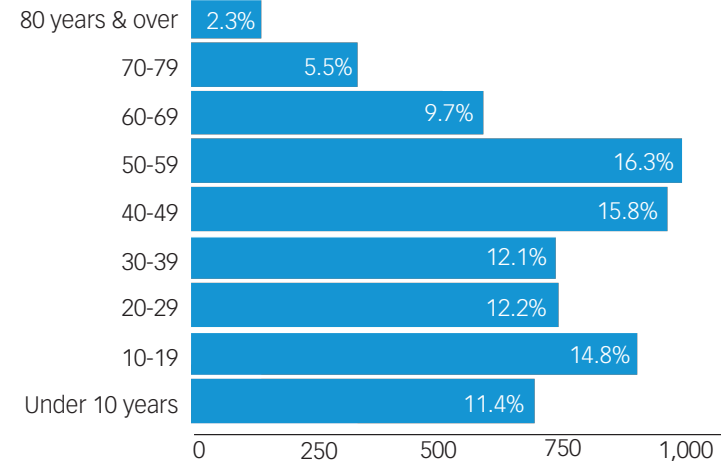


The dominant age group of Whatcom residents is 50 to 59 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2036, the population is estimated to reach 8,050.

### Gender



### Age



### Projected Growth

Year	Population	Density (persons/sq km)
2006	5,691	813
2016	7,350*	1,050*
2026	8,050*	1,150*
2036	8,050*	1,150*

Population figures include Census undercount adjustment \* Estimated



## Income

The largest proportion of Whatcom residents 15 years and over earn \$60,000 and over annually, while households earn \$90,000 and over. Persons 15 years and over not in economic families have the highest incidence of low income.



### Individual Income\*

Under \$10,000	835	18.3%
\$10,000-\$19,999	876	19.1%
\$20,000-\$29,999	520	11.4%
\$30,000-\$39,999	549	12.0%
\$40,000-\$49,999	496	10.8%
\$50,000-\$59,999	319	7.0%
\$60,000 & over	980	21.4%

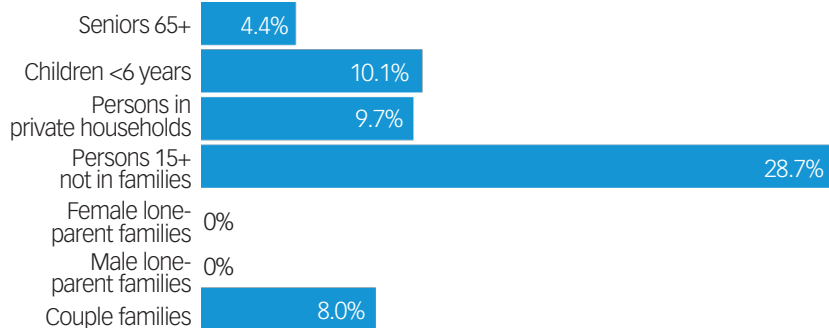
\* 15 years and over, before tax income

### Household Income\*

Under \$10,000	77	3.7%
\$10,000-\$29,999	242	11.6%
\$30,000-\$49,999	340	16.3%
\$50,000-\$69,999	323	15.5%
\$70,000-\$89,999	327	15.7%
\$90,000 & over	777	37.2%

\* Before tax income

### Low Income\*

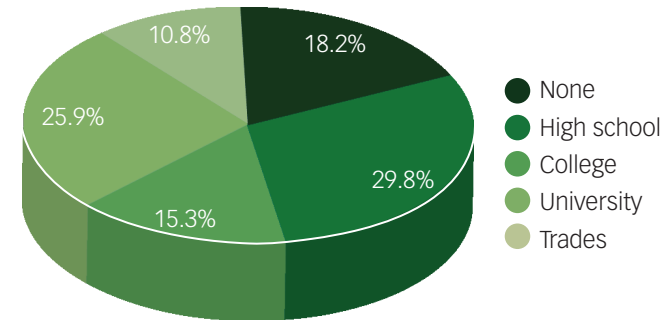


\* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

## Education & Labour

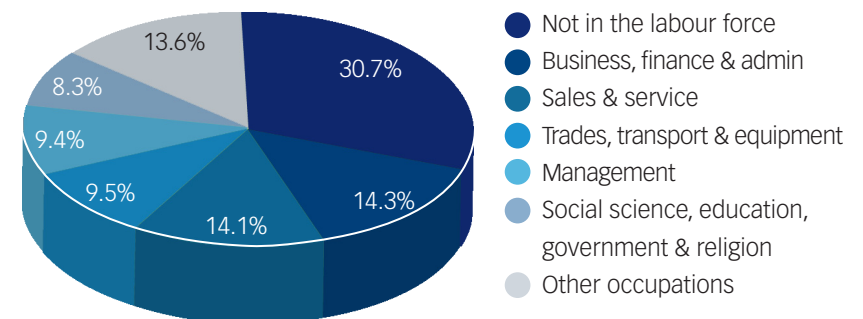
Over half of Whatcom residents have some post-secondary education. Residents employed in business, finance and administrative occupations make up the largest proportion of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education (15 years & over)

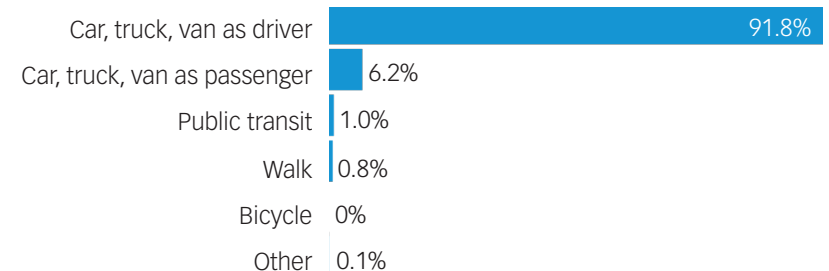


\* Highest level of education completed

### Labour Force (15 years & over)



### Mode of Travel to Work (15 years & over)



# Diversity

Whatcom received the most immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Africa, followed by the United States of America.



## Ethnicity\*

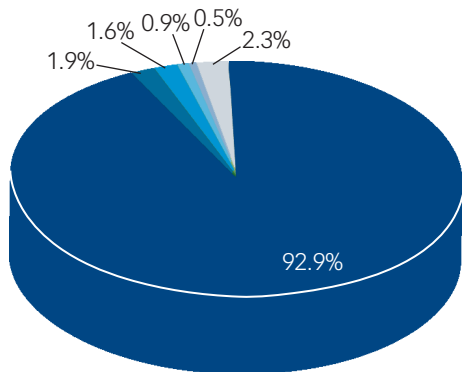
English	1,844	32.2%
German	1,256	22.0%
Scottish	1,172	20.5%
Canadian	1,143	20.0%
Irish	960	16.8%

\* Data includes single and multiple responses

## Visible Minority

South Asian	258	4.5%
Latin American	135	2.4%
Korean	107	1.9%

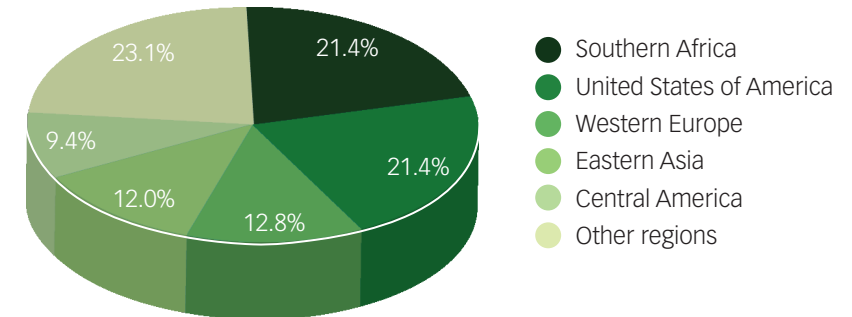
## Home Language



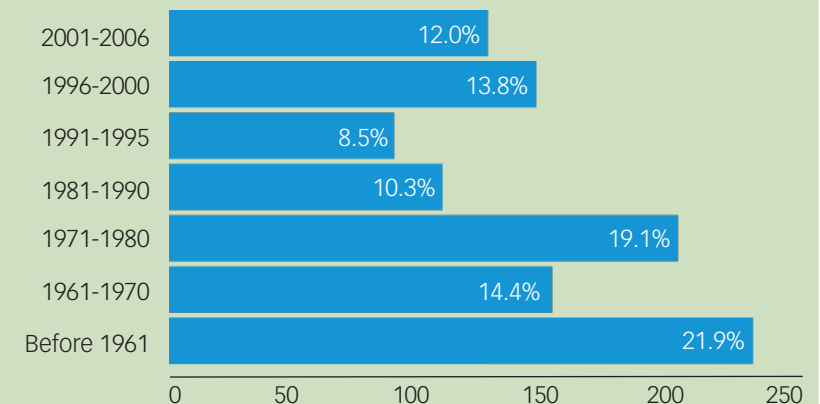
- English
- Korean
- Spanish
- Panjabi (Punjabi)
- Chinese
- Other

# Diversity

## Immigration by Place of Birth (2001-2006)



## Period of Immigration\*



\* Percent of total immigrant population

## Individual Mobility

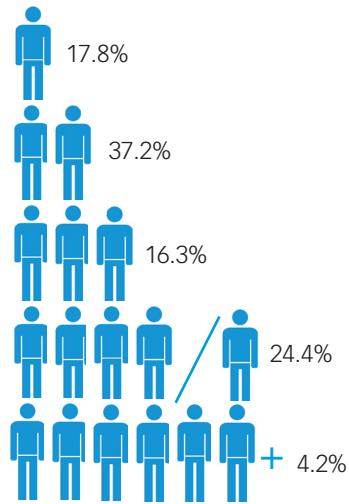
	1 Year	5 Year
Non-Movers	82.5%	46.0%
Movers*	17.5%	54.0%

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

# Households

Whatcom has a total of 2,172 households. The average number of persons living in a household is 2.7, with one-family households as the dominant type.

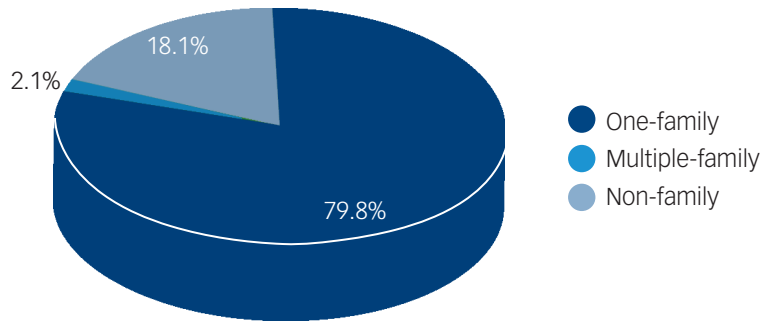
## Size



## 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



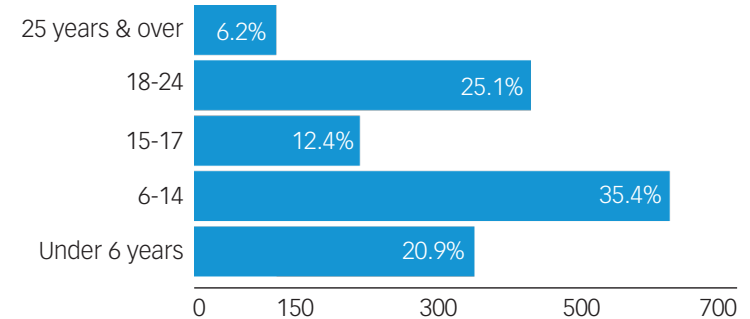
The majority of families in Whatcom are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure

Two-parent families	1,618	92.1%
With no children at home	777	
With children at home	831	
Single-parent families*	139	7.9%

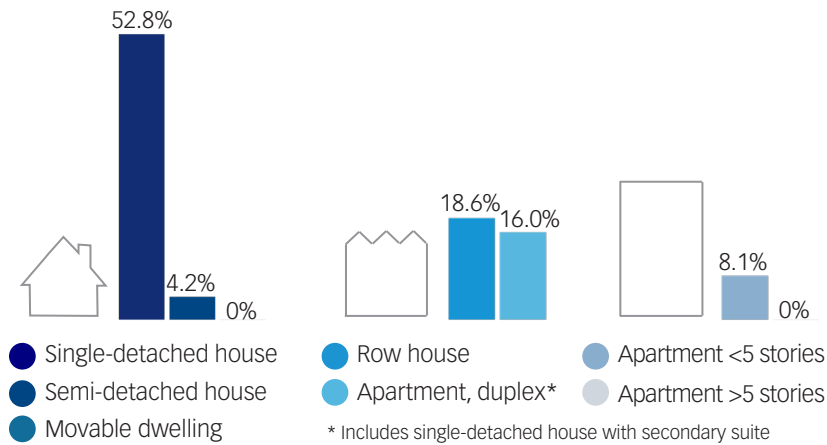
\* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

## Children at Home



# Dwellings

Between 1991 and 1995, approximately 30% of residential dwellings in Whatcom were constructed. The dominant dwelling type is single-detached houses. Almost 90% of all dwellings are owned.



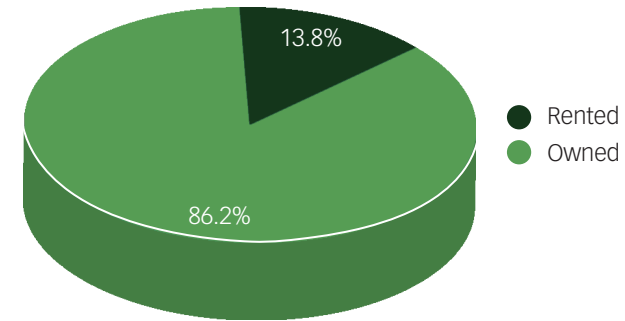
## Construction Period

Construction Period	Count	Percentage
Before 1946	16	0.8%
1946-1960	21	1.0%
1961-1970	15	0.7%
1971-1980	67	3.2%
1981-1985	149	7.2%
1986-1990	382	18.5%
<b>1991-1995</b>	<b>638</b>	<b>30.8%</b>
1996-2000	441	21.3%
2001-2006	341	16.5%

**\$403,373**  
average dwelling value

# Dwellings

## Tenure



## Rented Dwellings

**Average rent: \$911 / month**

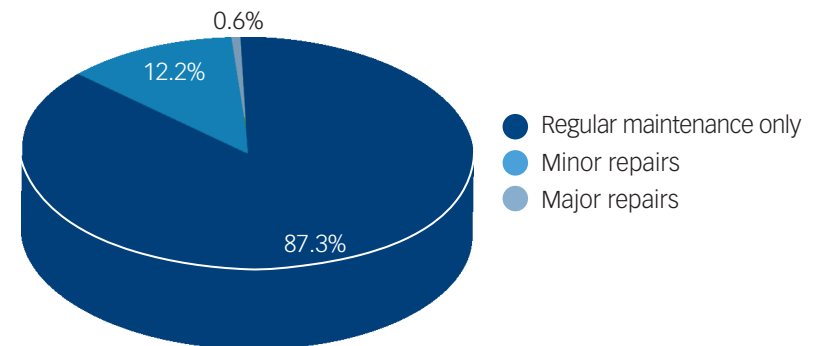
**Spending ≥30% of before tax income on gross rent: 132 / 45.4%**

## Owned Dwellings

**Average owner's major payments: \$1,304 / month**

**Spending ≥30% of before tax income on major payments: 399 / 22.0%**

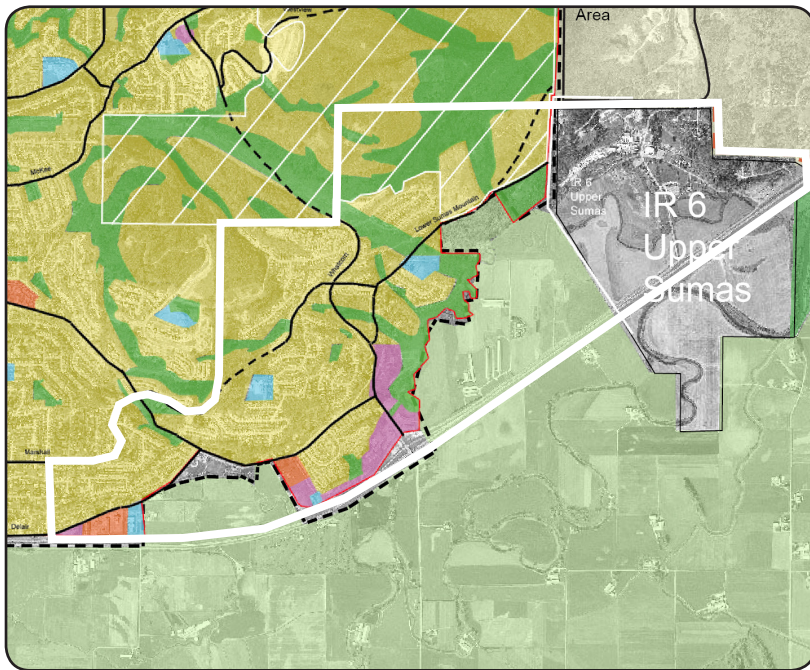
## Maintenance Required\*



\* 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 Whatcom focuses on maintaining current single-family areas and developing the hillsides with a balance between residential developments and sensitive area preservation. Most areas available for development will be filled in over the next 15 years, with some smaller redevelopment pockets remaining. The commercial area where Whatcom Road intersects with Highway 1 will see commercial and residential development and retain its important role as a local service node.

## Landmarks



### Abbotsford Agriculture Centre

Located within one of Canada's most significant agricultural economies, the 50,000 square foot Agriculture Centre contains BC Ministry of Agriculture and Lands (BCMAL) offices and a Level 3 laboratory. Completed in 1995 and housing over 130 employees, it is an essential part of BCMAL's provincial infrastructure.



### Abbotsford Community Garden

The Abbotsford Community Garden is located just off of DeLair Road and has been harvesting for over four years. The garden has been expanded to over 150 plots due to overwhelming interest. The garden provides a gathering space and an opportunity to learn about where food comes from.



### Ramada Plaza & Conference Centre

Located just west of the Whatcom highway interchange, the Ramada Plaza contains over 100 rooms and suites, a 24,000 square foot conference centre and a restaurant. The Ramada is the primary conference and banquet destination in Abbotsford.



### DeLair Park

Situated where the city and country meet, DeLair Park is widely known for its sporting amenities including baseball diamonds, soccer fields, and tennis courts. The park also has a network of looped pathways perfect for walking or cycling. Large weeping willow trees border the trail, making it a perfect destination for a family picnic in the shade.





Community Garden



Castle Fun Park



Sumas Mtn Village



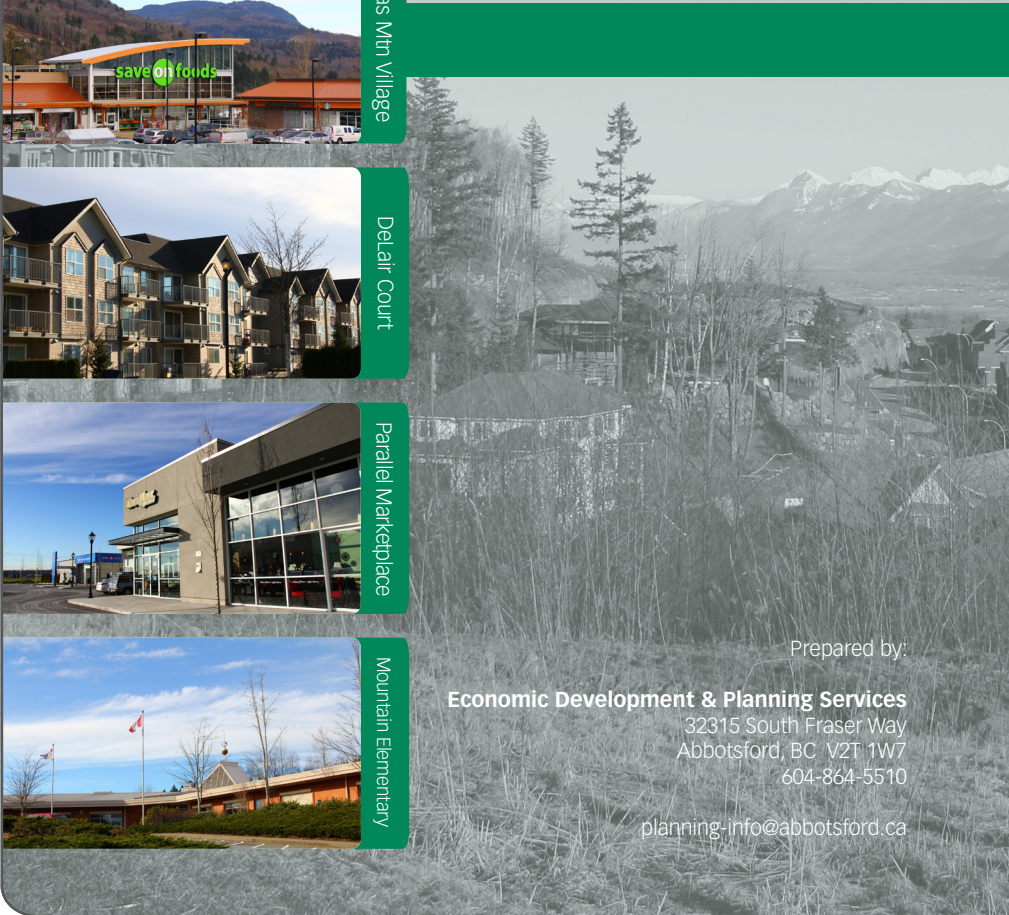
Delair Court



Parallel Marketplace



Mountain Elementary



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