



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

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

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 West Townline non-response rate: **41.4%**

# West Townline



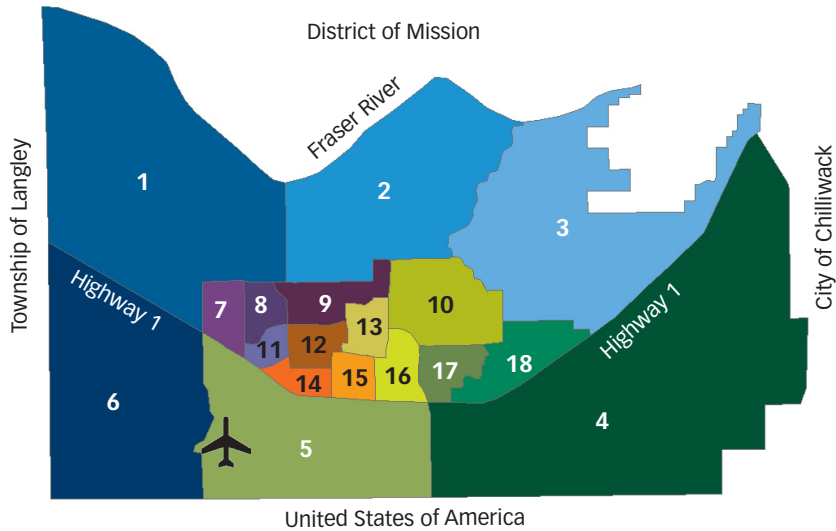
West Townline is situated in the northwest corner of the urban area and covers approximately four km<sup>2</sup>. The area has a mix of land uses including residential, commercial, schools, parks, and agriculture. Approximately one quarter of the land is zoned for agriculture. Landmarks include the Gurdwara Sahib Kalgidhar Darbar (Sikh temple), Gardner Park, Westerleigh, and Highstreet.

West Townline has a population of 10,200, with residents between 30 and 39 years old as the dominant age group. Just over 60% of residents are of South Asian descent. More than 75% of all dwellings are owned. The dominant dwelling type is apartment with duplex, which includes single-detached houses with secondary suites.



— Community boundary    □ Urban Development Boundary

# Statistical Snapshot



- |                         |                         |                       |                       |
|-------------------------|-------------------------|-----------------------|-----------------------|
| 1. Bradner - Mt. Lehman | 6. Aberdeen             | 11. West Clearbrook   | 16. Abbotsford Centre |
| 2. Matsqui Prairie      | <b>7. West Townline</b> | 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: 49.3%    Agricultural: 24.4%  
 Institutional: 7.5%    Parks: 13.5%  
 Commercial: 4.8%    Industrial: 0.5%

### Population density:

2,713 persons/km<sup>2</sup>

### Net unit density:

8.0 dwellings/hectare

### Tenure:

rented: 24.5%    owned: 75.5%

### Dominant dwelling type:

apartment, duplex (49.2%)

### Dominant construction period:

1991-2000 (49.2%)

### Median age: 32.7

### Dominant age group:

30-39 years  
 (16.9% of total population)

% children (<15): 22.9

% seniors (65+): 10.4

### \$22,586

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

### \$79,235

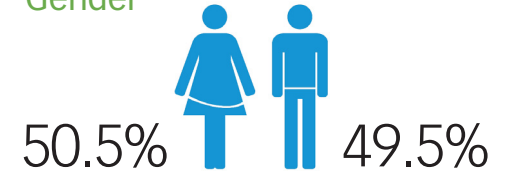
median household income (before tax)  
 (\$62,350 in Abbotsford)

# Population

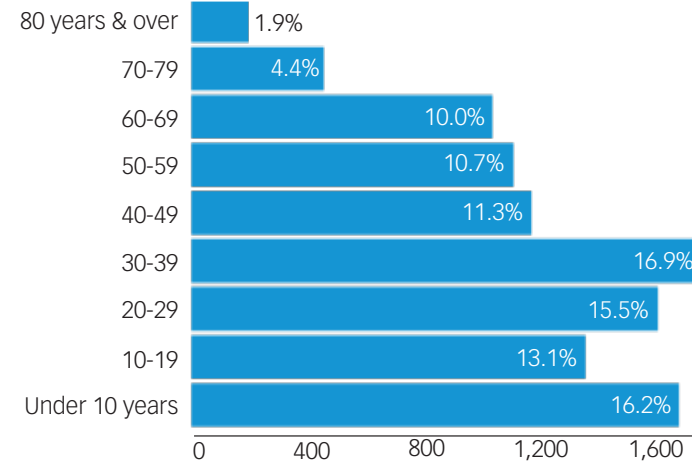


The dominant age group of West Townline residents is 30 to 39 years old. This is followed by residents under 10 years. Just over half of residents are female. By 2035, the population is estimated to reach 12,800.

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



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



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

Year	Population	Density (persons/sq km)
2006	8,700	2,314
2011	10,200	2,713
2035	12,800*	3,404*

Population figures include Census undercount adjustment

\* Estimated

# Income

The largest proportion of West Townline residents 15 years and over earn between \$10,000 and \$19,999 annually, while households earn \$100,000 and over. Persons between 6 and 18 years of age have the highest incidence of low income.



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

Under \$10,000	1,510	20.7%
\$10,000-\$19,999	1,965	27.0%
\$20,000-\$29,999	1,115	15.3%
\$30,000-\$39,999	965	13.2%
\$40,000-\$49,999	565	7.8%
\$50,000-\$59,999	455	6.2%
\$60,000 & over	715	9.8%

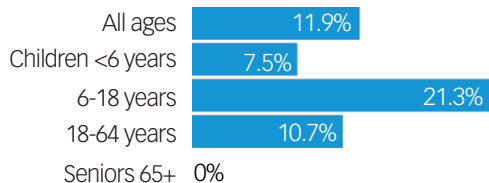
\* 15 years and over, before tax income

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

Under \$10,000	0	0.0%
\$10,000-\$29,999	0	0.0%
\$30,000-\$49,999	385	19.6%
\$50,000-\$79,999	475	24.2%
\$80,000-\$99,999	320	16.3%
\$100,000 & over	780	39.8%

\* Before tax income

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

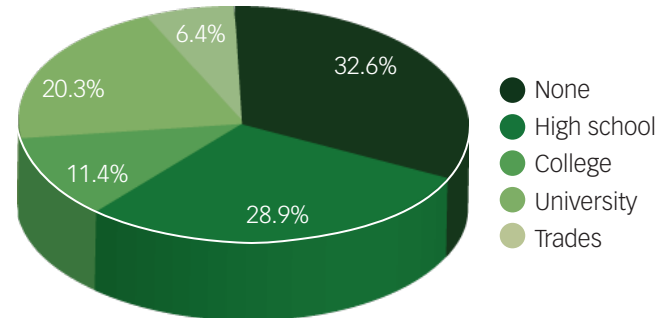


\* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

# Education & Labour

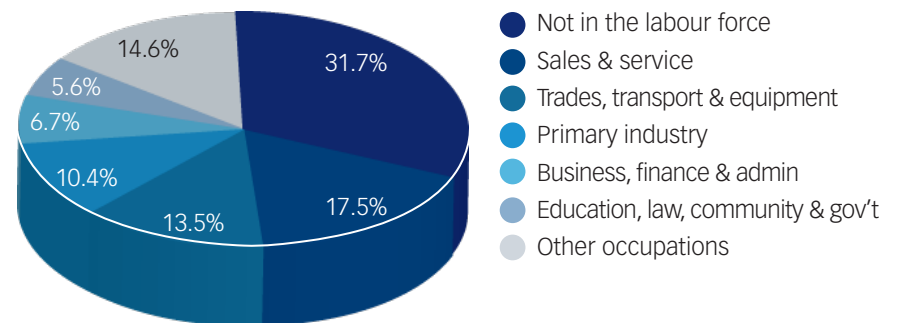
Approximately 40% of West Townline residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

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

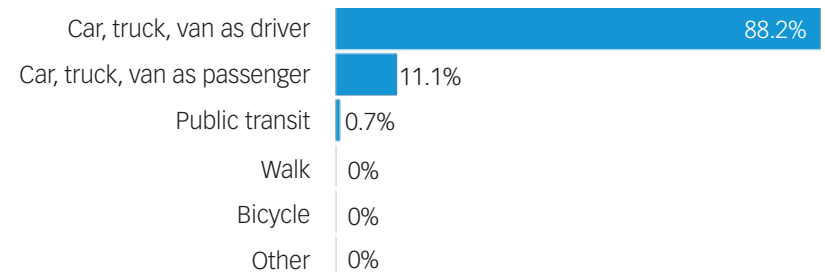


\* Highest level of education completed

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



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



# Diversity

West Townline received the most immigrants between 1991 and 2000. The largest percentage of immigrants (based on place of birth) came from Southern Asia.



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

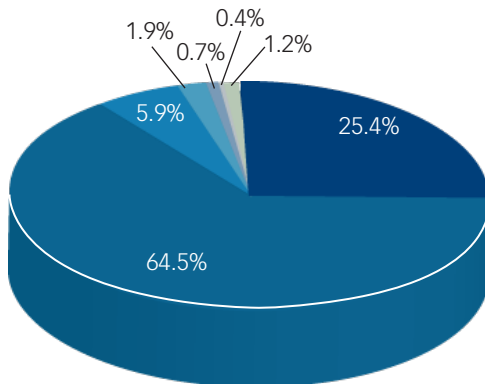
East Indian	6,205	63.4%
Canadian	1,120	11.5%
English	1,015	10.4%
German	895	9.2%
Scottish	545	5.6%

\* Data includes single and multiple responses

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

South Asian	6,680	84.1%
Southeast Asian	125	1.6%
Black	115	1.4%

## Language<sup>2</sup>



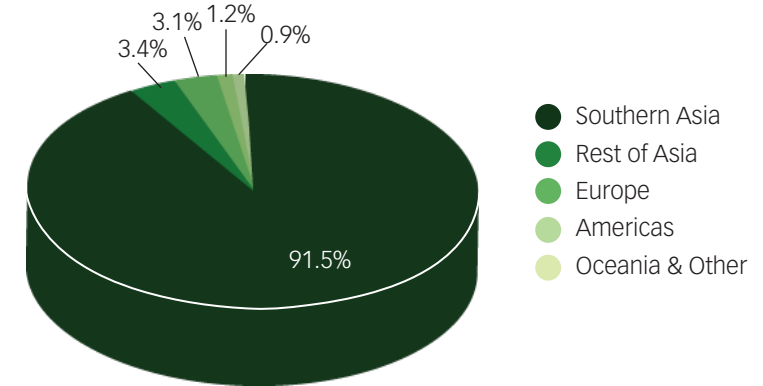
74.6%\*  
population in households where  
a non-official language is spoken

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

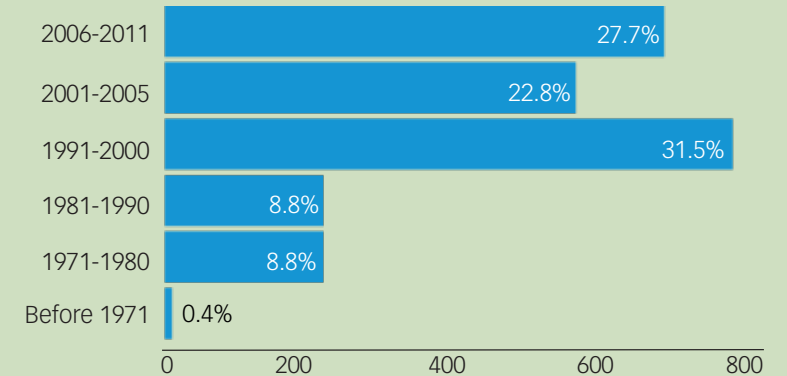
# Diversity

## 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	88.5%	47.7%
Movers*	11.5%	52.3%

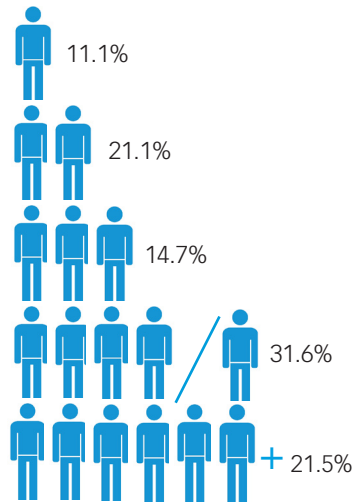
\* Includes people who moved to or within the City of Abbotsford (had a change of address)



# Households

West Townline has a total of 2,480 households. The average number of persons living in a household is 3.9, with one-family households as the dominant type. However, the number of multiple family households has grown since 2006.

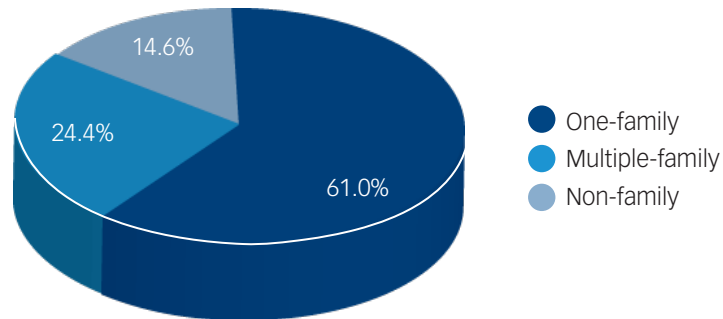
## Size<sup>1</sup>



## 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



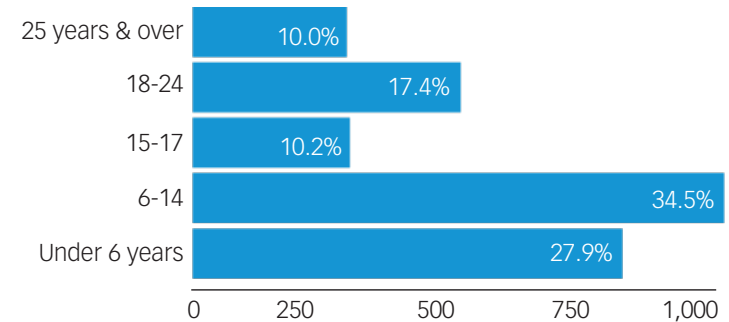
The majority of families in West Townline are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure<sup>1</sup>

Two-parent families	2,395	88.1%
With no children at home	905	
With children at home	1,510	
Single-parent families*	325	11.9%

\* 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>

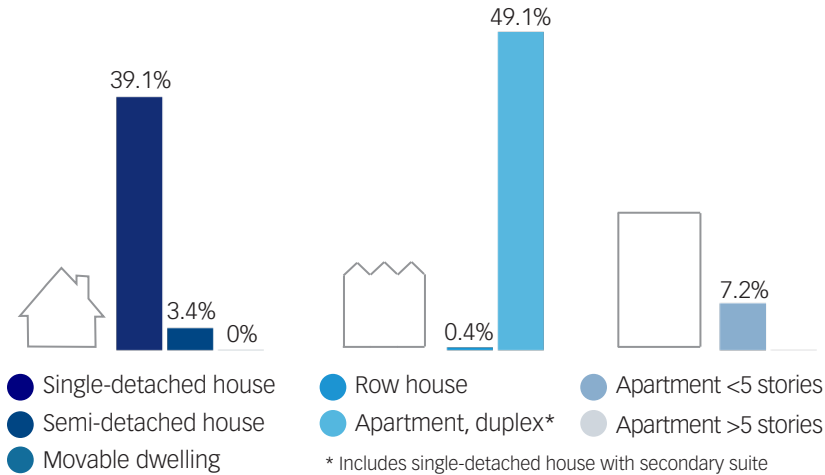


# Dwellings

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



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



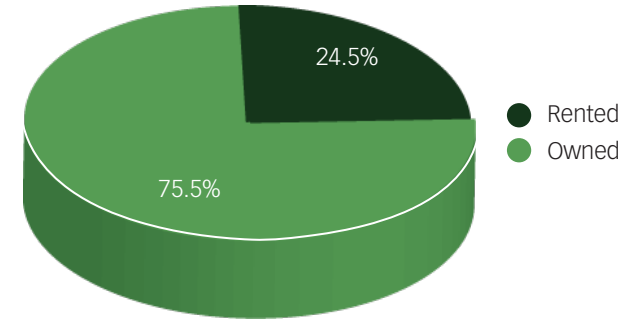
## Construction Period<sup>2</sup>

Construction Period	Count	Percentage
Before 1960	0	0.0%
1961-1980	55	2.4%
1981-1990	530	23.1%
<b>1991-2000</b>	<b>1,130</b>	<b>49.2%</b>
2001-2005	285	12.4%
2006-2011	295	12.9%

\$465,140  
average dwelling value<sup>2</sup>

# Dwellings

## Tenure<sup>2</sup>



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

**Average rent:** \$786 / month

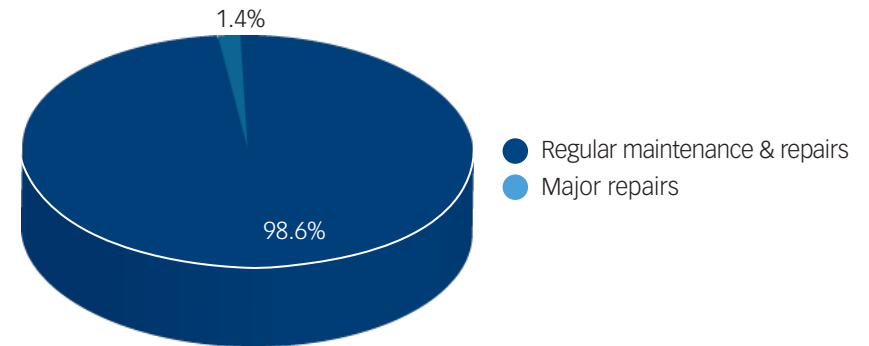
**Spending ≥30% of before tax income on gross rent:** 22.0%

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

**Average owner's major payments:** \$1,604.9 / month

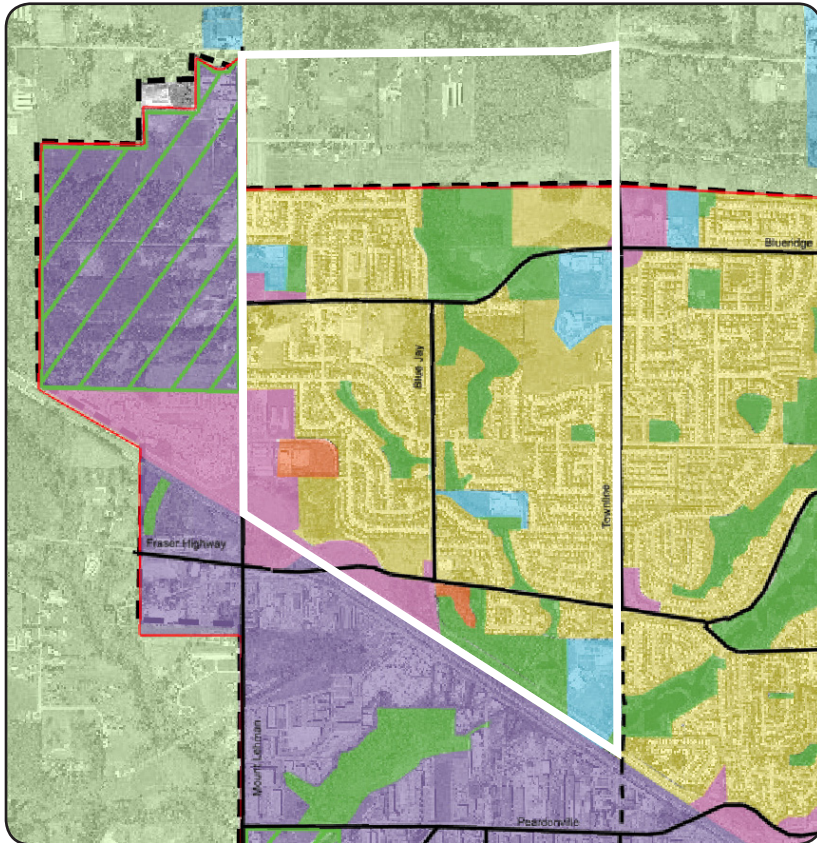
**Spending ≥30% of before tax income on major payments:** 29.5%

## 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



The OCP vision for West Townline focuses on maintaining the general character of the area. Most areas available for development will be filled in over the next 10 years, with some smaller redevelopment pockets remaining. The area at the intersection of Mt. Lehman Road and Highway 1 has seen significant commercial investment with the development of Highstreet and the immediately surrounding area will continue to see development in the coming years.

## Landmarks



### Gurdwara Sahib Kalgidhar Darbar

In 2003 the new Gurdwara was built on Blueridge Drive. The cost of the temple was estimated at \$8.3 million for the temple and \$1.4 million for the property. The temple includes classrooms for teaching children the basics of the Sikh religion, a main worship area, and a 3,500 square foot langar (community kitchen).



### Gardner Park

A major recreational destination within Abbotsford, Gardner Park was developed in 1988, along with much of the residential development along the Maclure Road corridor. Gardner Park contains the trailhead for the Discovery Trail, along with a picnic shelter, a playground, park trails, a pond and stream.



### Westerleigh

The Westerleigh development will contain over 500 townhomes and apartments, and a neighbourhood park, set within a high amenity, pedestrian-friendly landscape. Anchoring the north west corner of Blueridge Drive and Townline Road, Westerleigh provides more housing choice and recreational opportunities for the neighbourhood.



### Highstreet

Located on the northeast corner of the Mt. Lehman freeway interchange, Highstreet contains almost 600,000 sq ft of retail floorspace. Completed in 2014, Highstreet is a key regional shopping destination and a significant neighbourhood centre within the city.





Blueridge Temple



Rick Hansen Secondary



Mixed Use Blueridge



Frehall No. 8



Westcliffe



Eugene Reimer Middle

Prepared by:

**CITY OF ABBOTSFORD**  
Planning & Development Services  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
604-864-5510

[planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)