



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

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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.

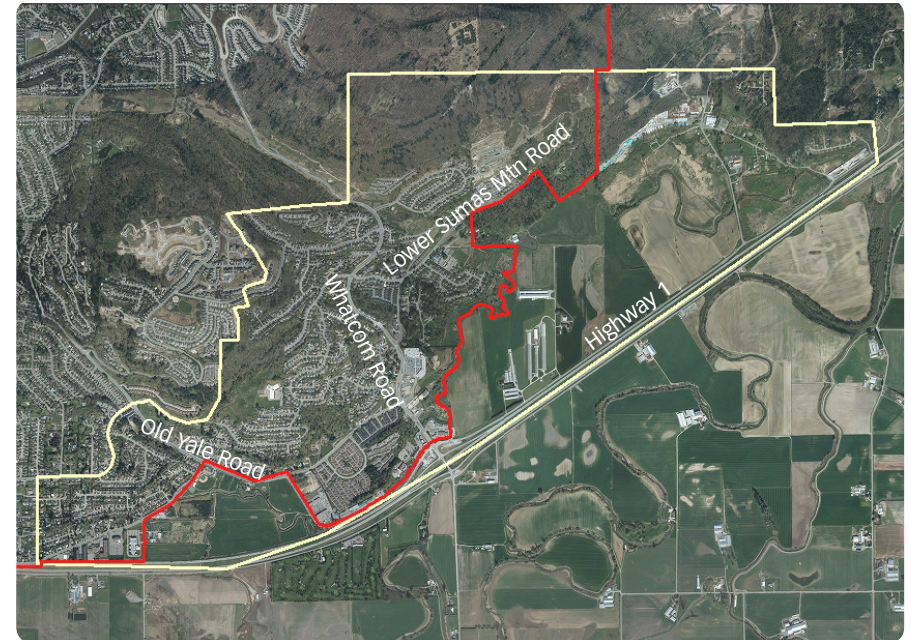
Average Whatcom non-response rate: **22.7%**

Whatcom



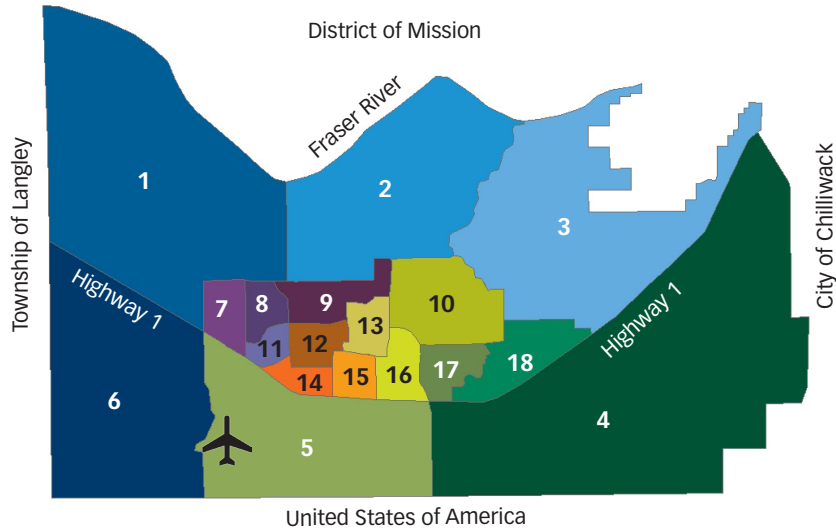
Whatcom is situated in the southeast part of the urban area and covers approximately seven km². The area has a mix of land uses including residential, commercial, industrial, schools, and parks. Over half of the land use is residential, with single-detached houses as the dominant dwelling type. Almost 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 | 18. Whatcom |
| 4. Sumas Prairie | 9. Fairfield | 14. South Clearbrook | |
| 5. South Poplar | 10. Old Clayburn | 15. Mill Lake | |

Land use:

Residential: 54.9% Agricultural: 30.5%
 Institutional: 5.6 Parks: 4.2%
 Commercial: 2.9% Industrial: 1.9%

Population density:

871 persons/km²

Net unit density:

3.2 dwellings/hectare

Tenure:

rented: 11.8% owned: 88.2%

Dominant dwelling type:

single-detached house (52.9%)

Dominant construction period:

1991-2000 (53.0%)

Median age: 42.3

Dominant age group:

50 to 59 years
 (16.5% of total population)

% children (<15): 16.2

% seniors (65+): 14.4

\$36,204

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

\$93,552

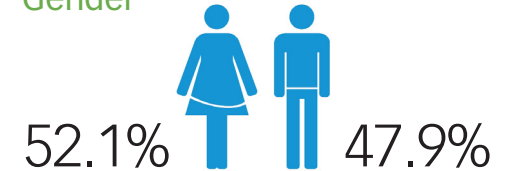
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

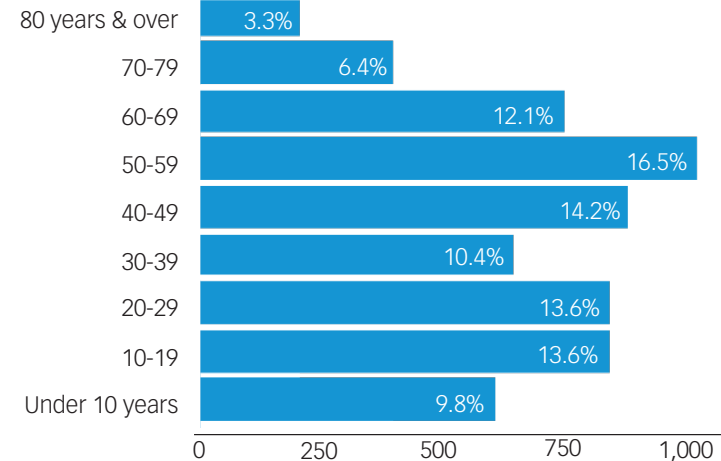


The dominant age group of Whatcom residents is 50 to 59 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 8,000.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	5,600	800
2011	6,100	871
2035	8,000*	1,143*

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 \$100,000 and over. Children between the ages of 6 and 18 have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	715	15.2%
\$10,000-\$19,999	885	18.8%
\$20,000-\$29,999	575	12.2%
\$30,000-\$39,999	440	9.3%
\$40,000-\$49,999	475	10.1%
\$50,000-\$59,999	275	5.8%
\$60,000 & over	1,350	28.6%

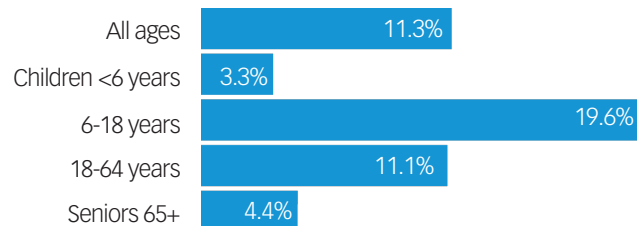
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	10	0.5%
\$10,000-\$29,999	180	9.1%
\$30,000-\$49,999	285	14.4%
\$50,000-\$79,999	425	21.4%
\$80,000-\$99,999	215	10.8%
\$100,000 & over	870	43.8%

* Before tax income

Low Income^{2*}

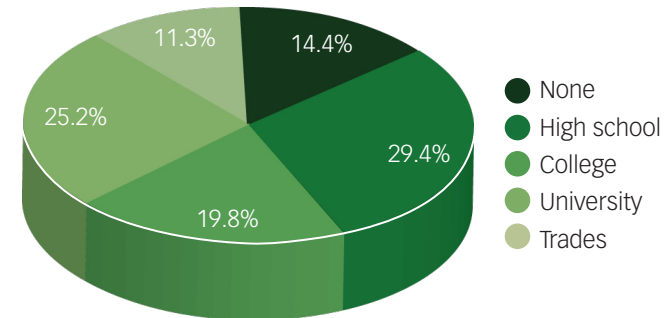


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

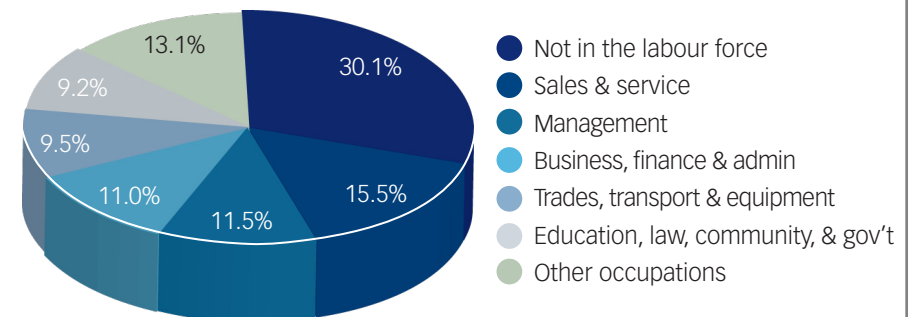
Over half of Whatcom residents have some post-secondary education. Residents employed in sales and service occupations make up the largest proportion of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)

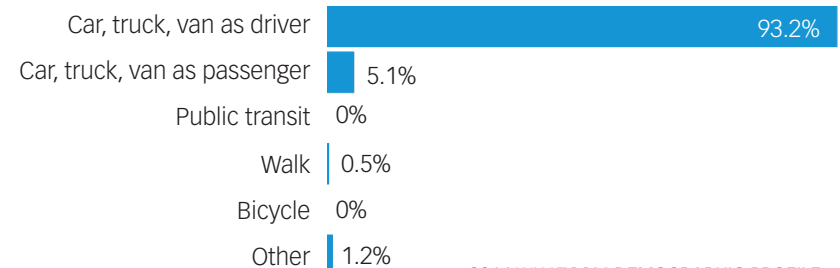


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Whatcom received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from Europe, followed by Asia.



Ethnicity^{2*}

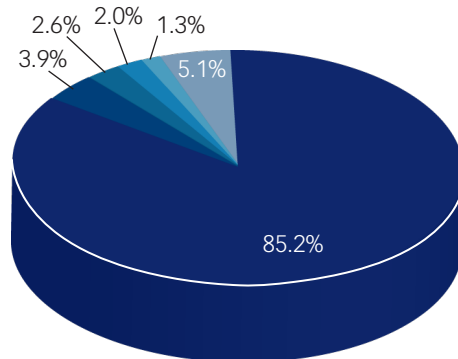
English	1,780	30.0%
Scottish	1,330	22.4%
Canadian	1,220	20.6%
German	1,205	20.3%
Dutch	690	11.6%

* Data includes single and multiple responses

Visible Minority²

South Asian	245	4.1%
Chinese	110	1.9%
Southeast Asian	60	1.0%

Language²



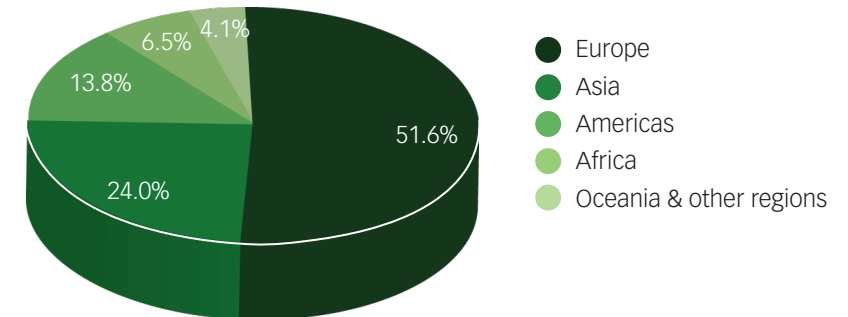
14.8%*
population in households where
a non-official language is spoken

- English &/or French only
- German*
- Dutch*
- Panjabi (Punjabi)*
- Afrikaans*
- Other*

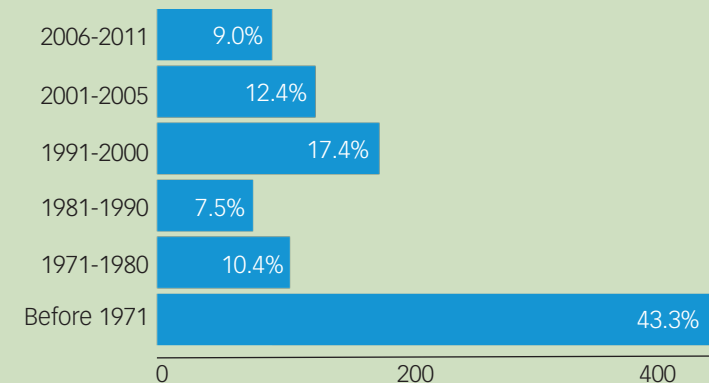
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

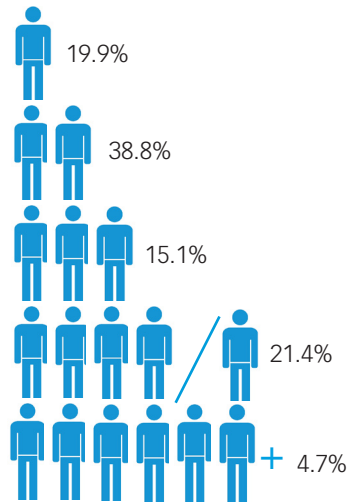
	1 Year	5 Year
Non-Movers	85.3%	50.1%
Movers*	14.7%	49.9%

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

Households

Whatcom has a total of 2,220 households. The average number of persons living in a household is 2.8, with one-family households as the dominant type.

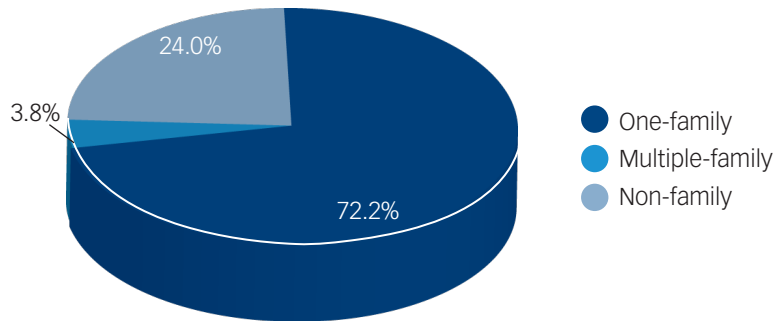
Size¹



Persons/Household¹



Type^{1*}



* 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



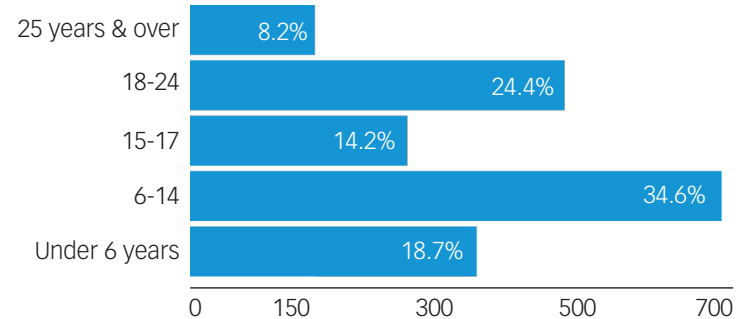
The majority of families in Whatcom are two-parent with no children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	1,605	88.4%
With no children at home	765	
With children at home	700	
Single-parent families*	210	11.6%

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

Children at Home¹

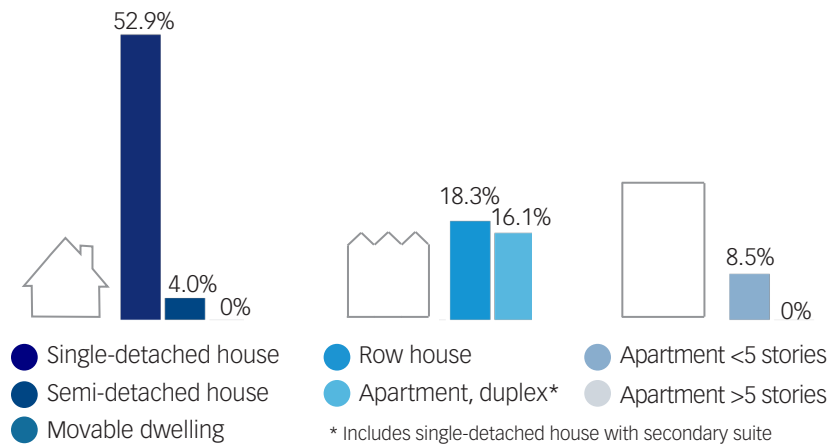


Dwellings

Between 1991 and 2000, just over 50% of residential dwellings in Whatcom were constructed. The dominant dwelling type is single-detached houses. Almost 90% of all dwellings are owned.



Housing Types¹



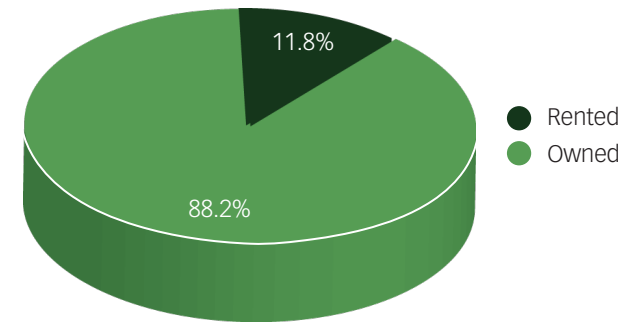
Construction Period

Construction Period	Count	Percentage
1960 or before	0	0.0%
1961 to 1980	145	6.7%
1981 to 1990	470	21.8%
1991 to 2000	1,145	53.0%
2001 to 2005	230	10.6%
2006 to 2011	170	7.9%

\$516,703
average dwelling value²

Dwellings

Tenure



Rented Dwellings

Average rent: \$1,208 / month

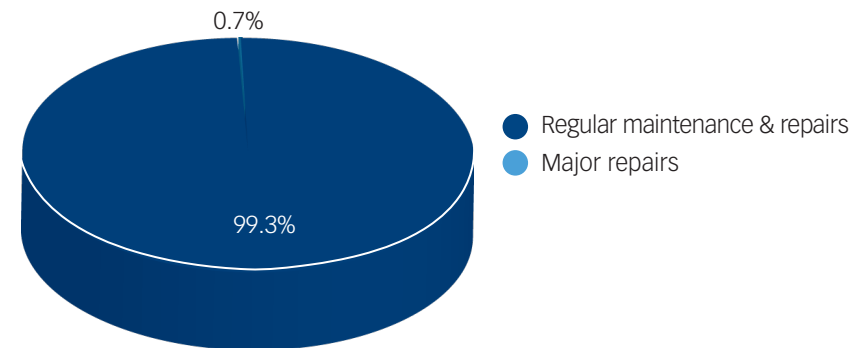
Spending ≥30% of before tax income on gross rent: 18.6%

Owned Dwellings

Average owner's major payments: \$1,482 / month

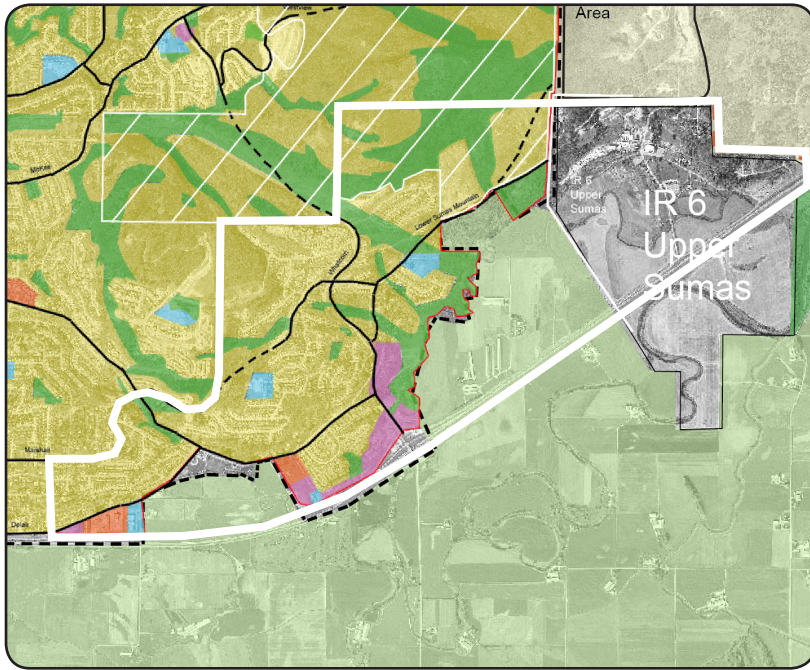
Spending ≥30% of before tax income on major payments: 23.2%

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 continued 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. 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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