CITY OF ABBOTSFORD

2011 Demographic Profiles

Abbotsford Summary
Abbotsford Centre
Aberdeen
Babich
Bradner - Mr. 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
West Townline is situated in the northwest corner of the urban area and covers approximately four sq km. 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 High Street shopping centre.

West Townline has a population of 8,802, with residents under 10 years old as the dominant age group. Just over 50% of residents are of South Asian descent. Almost 80% of all dwellings are owned. The dominant dwelling type is apartment with duplex, which includes single-detached houses with secondary suites.
The dominant age group of West Townline residents is under 10 years old. This is followed by residents 20 to 29 years. Over half of residents are male. By 2036, the population is estimated to reach 12,700.

**Gender**

49.4% vs. 50.6%

**Population**

**Age**

- Under 10 years: 18.0%
- 10-19: 13.4%
- 20-29: 16.6%
- 30-39: 16.0%
- 40-49: 12.0%
- 50-59: 10.9%
- 60-69: 7.8%
- 70-79: 4.1%
- 80 years & over: 1.3%

**Projected Growth**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>8,802</td>
<td>2,379</td>
</tr>
<tr>
<td>2016</td>
<td>11,650*</td>
<td>3,150*</td>
</tr>
<tr>
<td>2026</td>
<td>12,650*</td>
<td>3,420*</td>
</tr>
<tr>
<td>2036</td>
<td>12,700*</td>
<td>3,430*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment * Estimated

**Land use:**
- Residential: 50.1%
- Agricultural: 24.2%
- Institutional: 13.7%
- Parks: 6.8%
- Commercial: 4.6%
- Industrial: 0.6%

**Population density:**
- 2,379 persons/sq km

**Net unit density:**
- 8.0 dwellings/hectare

**Tenure:**
- Rented: 21.4%
- Owned: 78.6%

**Dominant dwelling type:**
- Apartment, duplex (55.5%)

**Dominant construction period:**
- 1991-1995 (34.5%)

**Median age:**
- 31.2

**Dominant age group:**
- Under 10 years (17.9% of total population)

**% children (<15):**
- 24.9

**% seniors (65+):**
- 8.7

**Median individual income (before tax):**
- $21,123 (23,072 in Abbotsford)

**Median household income (before tax):**
- $63,770 (53,974 in Abbotsford)
Income

The largest proportion of West Townline residents 15 years and over earn between $10,000 and $19,999 annually, while households earn $90,000 and over. Persons 15 and over not in economic families have the highest incidence of low income.

**Individual Income***

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1,213</td>
<td>21.4%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>1,479</td>
<td>26.1%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>1,007</td>
<td>17.8%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>719</td>
<td>12.7%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>514</td>
<td>9.1%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>254</td>
<td>4.5%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>470</td>
<td>8.3%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

**Household Income***

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>65</td>
<td>3.0%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>300</td>
<td>14.1%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>417</td>
<td>19.5%</td>
</tr>
<tr>
<td>$50,000-$69,999</td>
<td>403</td>
<td>18.9%</td>
</tr>
<tr>
<td>$70,000-$89,999</td>
<td>343</td>
<td>16.1%</td>
</tr>
<tr>
<td>$90,000 &amp; over</td>
<td>606</td>
<td>28.4%</td>
</tr>
</tbody>
</table>

* Before tax income

**Low Income***

- Seniors 65+ 5.1%
- Children <6 years 12.4%
- Persons in private households 11.7%
- Persons 15+ not in families 34.0%
- Female lone-parent families 21.4%
- Male lone-parent families 0%
- Couple families 10.7%

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

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 (15 years & over)**

- None 17.9%
- High school 10.3%
- College 30.4%
- University 30.8%
- Trades 10.6%

* Highest level of education completed

**Labour Force (15 years & over)**

- Not in the labour force 17.2%
- Sales & service 28.6%
- Trades, transport & equipment 15.3%
- Primary industry 14.1%
- Processing, manufacturing & utilities 10.6%
- Business, finance & admin 7.3%
- Other occupations 6.9%

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

- Car, truck, van as driver 81.7%
- Car, truck, van as passenger 14.5%
- Public transit 1.7%
- Walk 1.5%
- Bicycle 0.3%
- Other 0.3%
Diversity

West Townline received the most immigrants between 1996 and 2000. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia. English is the dominant language spoken at home.

Ethnicity*

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Indian</td>
<td>3,674</td>
<td>46.3%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,281</td>
<td>16.1%</td>
</tr>
<tr>
<td>English</td>
<td>1,061</td>
<td>13.4%</td>
</tr>
<tr>
<td>German</td>
<td>921</td>
<td>11.6%</td>
</tr>
<tr>
<td>Scottish</td>
<td>730</td>
<td>9.2%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

Visible Minority

<table>
<thead>
<tr>
<th>Minority</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>3,979</td>
<td>50.1%</td>
</tr>
<tr>
<td>Chinese</td>
<td>245</td>
<td>3.1%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>200</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

Home Language

<table>
<thead>
<tr>
<th>Language</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>52.7%</td>
</tr>
<tr>
<td>Panjabi (Punjabi)</td>
<td>6.9%</td>
</tr>
<tr>
<td>Chinese</td>
<td>37.6%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>0.9%</td>
</tr>
<tr>
<td>Kurdish</td>
<td>0.4%</td>
</tr>
<tr>
<td>Other</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

Immigration by Place of Birth (2001-2006)

- **Southern Asia**: 92.6%
- **Caribbean & Bermuda**: 2.2%
- **South America**: 2.2%
- **Northern Europe**: 1.5%
- **Oceania & Other**: 1.5%

Period of Immigration*

- **2001-2006**: 20.4%
- **1996-2000**: 22.6%
- **1991-1995**: 21.7%
- **1981-1990**: 14.2%
- **1971-1980**: 13.8%
- **1961-1970**: 4.5%
- **Before 1961**: 2.8%

Individual Mobility

<table>
<thead>
<tr>
<th></th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>79.1%</td>
<td>47.4%</td>
</tr>
<tr>
<td>Movers*</td>
<td>20.9%</td>
<td>52.6%</td>
</tr>
</tbody>
</table>

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

West Townline has a total of 2,119 households. The average number of persons living in a household is 3.7, with one-family households as the dominant type.

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-family</td>
<td>75.0%</td>
</tr>
<tr>
<td>Multiple-family</td>
<td>15.6%</td>
</tr>
<tr>
<td>Non-family</td>
<td>9.5%</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Structure</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-parent families</td>
<td>2,019</td>
<td>88.9%</td>
</tr>
<tr>
<td>With no children at home</td>
<td>743</td>
<td></td>
</tr>
<tr>
<td>With children at home</td>
<td>1,256</td>
<td></td>
</tr>
<tr>
<td>Single-parent families*</td>
<td>251</td>
<td>11.1%</td>
</tr>
</tbody>
</table>

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

Children at Home

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-14</td>
<td>34.2%</td>
</tr>
<tr>
<td>15-17</td>
<td>8.2%</td>
</tr>
<tr>
<td>18-24</td>
<td>17.9%</td>
</tr>
<tr>
<td>25 years &amp; over</td>
<td>8.2%</td>
</tr>
</tbody>
</table>

* 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.
Dwellings

The largest proportion of residential dwellings in West Townline were constructed between 1991 and 1995. The dominant dwelling type is apartment with duplex, which includes single-detached houses with secondary suites. Approximately three quarters of all dwellings are owned.

Construction Period

<table>
<thead>
<tr>
<th>Year Period</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1946</td>
<td>10</td>
<td>0.5%</td>
</tr>
<tr>
<td>1946-1960</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>1961-1970</td>
<td>5</td>
<td>0.2%</td>
</tr>
<tr>
<td>1971-1980</td>
<td>35</td>
<td>1.7%</td>
</tr>
<tr>
<td>1981-1985</td>
<td>89</td>
<td>4.2%</td>
</tr>
<tr>
<td>1986-1990</td>
<td>397</td>
<td>18.8%</td>
</tr>
<tr>
<td><strong>1991-1995</strong></td>
<td><strong>726</strong></td>
<td><strong>34.5%</strong></td>
</tr>
<tr>
<td>1996-2000</td>
<td>520</td>
<td>24.7%</td>
</tr>
<tr>
<td>2001-2006</td>
<td>325</td>
<td>15.4%</td>
</tr>
</tbody>
</table>

$471,694 average dwelling value

Dwellings

Average rent: $680 / month

Spending ≥30% of before tax income on gross rent: 170 / 37.7%

Rented Dwellings

Owned Dwellings

Average owner’s major payments: $1,499 / month

Spending ≥30% of before tax income on major payments: 531 / 32.1%

Maintenance Required*

- Regular maintenance only (85.4%)
- Minor repairs (13.6%)
- Major repairs (1.0%)

* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)
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 will provide more housing choice and recreational opportunities for the neighbourhood.

High Street Shopping Centre
Located on the northeast corner of the Mt. Lehman freeway interchange, the forthcoming High Street shopping centre will contain almost 600,000 sq ft of retail floorspace. Once complete in 2012, High Street will act as a key regional shopping destination and a significant neighbourhood centre within the City.

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 will see significant commercial investment and will become a regional shopping destination.
Abbotsford Hospital
Seven Oaks Mall
EMCO Building
Blueridge Temple
Rick Hansen Secondary
Mt. Lehman Centre
Westerleigh
Eugene Reimer Middle

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