Abbotsford Centre is situated in the east central urban core and covers approximately four km². It includes the Abbotsford Historic Downtown Revitalization Area, known as historic downtown. The historic downtown is an important part of Abbotsford’s history and will continue to uphold this role through future development and revitalization. Abbotsford Centre has a mix of land uses including residential, commercial, industrial, schools, and parks. Landmarks include the historic downtown, Old Courthouse (currently Abbotsford Community Services), Mill Tower, and the rail district.

Abbotsford Centre has a population of 8,600, with 20 to 29 years old as the dominant age group.
The dominant age group of Abbotsford Centre residents is 20 to 29 years. This is followed by residents 50 to 59 years. Slightly over half of the residents are male. By 2035, the population is estimated to reach 15,200.

**Gender**

49.9% female, 50.1% male

**Age**

- 80 years & over: 2.0%
- 70-79: 3.7%
- 60-69: 8.4%
- 50-59: 14.6%
- 40-49: 14.5%
- 30-39: 13.8%
- 20-29: 18.9%
- 10-19: 11.2%
- Under 10 years: 12.9%

**Growth**

- 2006: 8,200
- 2011: 8,600
- 2035: 15,200*

Population figures include Census undercount adjustment.
* Estimated
The largest proportion of Abbotsford Centre residents 15 years and over earn between $10,000 and $19,999 annually, while households earn between $30,000 and $79,999. Children between the ages of 6 and 18 have the highest incidence of low income.

**Individual Income**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1,345</td>
<td>22.7%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>1,385</td>
<td>23.4%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>905</td>
<td>15.3%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>650</td>
<td>11.0%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>470</td>
<td>7.9%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>510</td>
<td>8.6%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>655</td>
<td>11.1%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

**Household Income**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>130</td>
<td>4.9%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>585</td>
<td>21.8%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>600</td>
<td>22.4%</td>
</tr>
<tr>
<td>$50,000-$79,999</td>
<td>795</td>
<td>29.7%</td>
</tr>
<tr>
<td>$80,000-$99,999</td>
<td>220</td>
<td>8.2%</td>
</tr>
<tr>
<td>$100,000 &amp; over</td>
<td>350</td>
<td>13.1%</td>
</tr>
</tbody>
</table>

* Before tax income

**Low Income**

- All ages: 21.6%
- Children <6 years: 8.0%
- 6-18 years: 35.4%
- 18-64 years: 20.0%
- Seniors 65+: 8.9%

* 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.

Just under half of Abbotsford Centre residents have some post-secondary education. Residents employed in trades and transport 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**

- High school: 33.4%
- College: 16.3%
- University: 16.6%
- Trades: 18.8%
- None: 13.4%

* Highest level of education completed

**Labour Force**

- Not in the labour force: 35.8%
- Trades, transport & equipment: 19.3%
- Sales & Service: 19.0%
- Business, finance & admin: 18.9%
- Education, law, community & gov’t: 11.9%
- Management: 7.5%
- Other occupations: 6.1%

**Mode of Travel to Work**

- Car, truck, van as driver: 89.3%
- Car, truck, van as passenger: 6.6%
- Public transit: 2.6%
- Walk: 0.8%
- Bicycle: 0.7%
- Other: 0%

* 15 years & over, before tax income
Diversity

Abbotsford Centre received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from Europe.

**Ethnicity**

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>2,175</td>
<td>26.4%</td>
</tr>
<tr>
<td>German</td>
<td>2,065</td>
<td>25.1%</td>
</tr>
<tr>
<td>Canadian</td>
<td>2,015</td>
<td>24.5%</td>
</tr>
<tr>
<td>Scottish</td>
<td>1,935</td>
<td>23.5%</td>
</tr>
<tr>
<td>Irish</td>
<td>1,495</td>
<td>18.1%</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>210</td>
<td>2.5%</td>
</tr>
<tr>
<td>Korean</td>
<td>105</td>
<td>1.3%</td>
</tr>
<tr>
<td>Filipino</td>
<td>70</td>
<td>0.8%</td>
</tr>
</tbody>
</table>

**Language**

- English &/or French only: 84.8%
- German*: 2.7%
- Spanish*: 1.1%
- Punjabi*: 2.2%
- Korean*: 6.3%
- Other*: 3.0%
- Population in households where a non-official language is spoken: 15.3%

* 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.

**Immigration by Place of Birth**

- Europe: 45.2%
- East Asia: 14.3%
- Southeast Asia: 14.3%
- USA: 14.3%
- South Asia: 11.9%
- South & Central America: 6.0%
- Southeast Asia: 11.9%

**Period of Immigration**

- 2006-2011: 32.0%
- 2001-2005: 2.6%
- 1991-2000: 12.4%
- 1981-1990: 0%
- 1971-1980: 5.2%
- Before 1971: 47.7%

* Percent of total immigrant population

**Individual Mobility**

- Non-Movers: 1 Year 81.3% | 5 Year 49.5%
- Movers*: 1 Year 18.7% | 5 Year 50.5%

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

Abbotsford Centre has a total of 3,540 households. The average number of persons living in a household is 2.5, with one-family households as the dominant type.

**Persons/Household**

2.5

**Size**

- 32.1% of one-family households
- 32.8% of multiple-family households
- 14.6% of non-family households
- 17.7% of other types

**Type**

- One-family: 56.9%
- Multiple-family: 40.5%
- Non-family: 2.5%

* 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 Abbotsford Centre are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group, followed closely by children under six years.

**Structure**

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-parent families</td>
<td>1,750</td>
<td>78.1%</td>
</tr>
<tr>
<td>With no children at home</td>
<td>670</td>
<td></td>
</tr>
<tr>
<td>With children at home</td>
<td>775</td>
<td></td>
</tr>
<tr>
<td>Single-parent families*</td>
<td>490</td>
<td>21.9%</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**

- Under 6 years: 29.7%
- 6-14: 31.8%
- 15-17: 11.3%
- 18-24: 17.8%
- 25 years & over: 9.4%
Between 1961 and 1980, almost half of residential dwellings in Abbotsford Centre were constructed. The dominant dwelling type is single-detached houses, followed closely by low-rise apartments under 5 stories. More than half of all dwellings are owned.

### Housing Types

- Single-detached house: 42.1%
- Semi-detached house: 1.3%
- Movable dwelling: 2.5%
- Row house: 3.5%
- Apartment, duplex*: 8.1%
- Apartment <5 stories: 1.4%
- Apartment >5 stories: 1.3%

* Includes single-detached house with secondary suite

### Construction Period

<table>
<thead>
<tr>
<th>Year</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960 or before</td>
<td>540</td>
<td>16.6%</td>
</tr>
<tr>
<td>1961 to 1980</td>
<td>1615</td>
<td>49.6%</td>
</tr>
<tr>
<td>1981 to 1990</td>
<td>410</td>
<td>12.6%</td>
</tr>
<tr>
<td>1991 to 2000</td>
<td>370</td>
<td>11.4%</td>
</tr>
<tr>
<td>2001 to 2005</td>
<td>40</td>
<td>1.2%</td>
</tr>
<tr>
<td>2006 to 2011</td>
<td>280</td>
<td>8.6%</td>
</tr>
</tbody>
</table>

### Average Dwelling Value

$332,605

### Maintenance Required

- Regular maintenance & repairs: 93.3%
- Major repairs: 6.7%

* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

### Rented Dwellings

- Average rent: $927 / month
- Spending ≥30% of before tax income on gross rent: 47.6%

### Owned Dwellings

- Average owner’s major payments: $1,185 / month
- Spending ≥30% of before tax income on major payments: 27.4%
Landmarks

Historic Downtown Abbotsford
Historic downtown provides a unique experience for residents and visitors. Heritage buildings and new development include various specialty shops, restaurants and services. The Abbotsford Downtown Business Association plays a major role in maintaining and promoting this important area.

The Old Courthouse
Abbotsford Community Services
Abbotsford Community Services opened its doors in 1971 as a community service agency serving Abbotsford’s 37,000 residents. Today they provide many services from the Old Courthouse, their central facility on Montrose Avenue.

Mill Tower
The former Landmark Feeds mill on Gladys Avenue originally built in 1968 has been converted into an upscale professional office tower, Mill Tower. The developer preserved many visible clues to the building’s past and of its structure, showcasing a piece of Abbotsford’s history. Mill Tower and the railway district will act as a bridge from the Sumas Way commercial area to the historic downtown core.

Railway District
In 1891, the Canadian Pacific Railway built a railway line through what is now historic downtown Abbotsford that connected Mission with Sumas, Washington. The British Columbia Electric Railway (now Southern Railway of BC) arrived soon after in 1910, ensuring rapid growth that continues today.

The OCP vision for Abbotsford Centre focuses on mixed use and higher density residential nodes along McCallum Road and Marshall Road. McCallum Road is designated as a primary transit priority corridor, anchored by Abbotsford Centre to the south, and historic downtown to the north. The historic downtown will continue to see revitalization with mixed use developments. Riverside Avenue and Gladys Avenue will also see greater commercial, residential and mixed use development, strengthening the link between the Sumas Way commercial area and historic downtown.