CITY OF ABBOTSFORD

2014 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 km². 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 Kalgichar 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.

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%
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

- **Female**: 50.5%
- **Male**: 49.5%

### Age

- **80 years & over**: 1.9%
- **70-79**: 4.4%
- **60-69**: 10.0%
- **50-59**: 10.7%
- **40-49**: 11.3%
- **30-39**: 16.9%
- **20-29**: 15.5%
- **10-19**: 13.1%
- **Under 10 years**: 16.2%

### Population Growth

- **2006**: Population 8,700, Density 2,314 persons/sq km
- **2011**: Population 10,200, Density 2,713 persons/sq km
- **2035**: Estimated Population 12,800, Density 3,404 persons/sq km

Population figures include Census undercount adjustment.

* Estimated
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**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Under $10,000</th>
<th>$10,000-$19,999</th>
<th>$20,000-$29,999</th>
<th>$30,000-$39,999</th>
<th>$40,000-$49,999</th>
<th>$50,000-$59,999</th>
<th>$60,000 &amp; over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Count (15 years &amp; over)</td>
<td>1,510</td>
<td>1,965</td>
<td>1,115</td>
<td>965</td>
<td>565</td>
<td>455</td>
<td>715</td>
</tr>
<tr>
<td>Percent (15 years &amp; over)</td>
<td>20.7%</td>
<td>27.0%</td>
<td>15.3%</td>
<td>13.2%</td>
<td>7.8%</td>
<td>6.2%</td>
<td>9.8%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

**Household Income**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Under $10,000</th>
<th>$10,000-$29,999</th>
<th>$30,000-$49,999</th>
<th>$50,000-$79,999</th>
<th>$80,000-$99,999</th>
<th>$100,000 &amp; over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Count (15 years &amp; over)</td>
<td>0</td>
<td>0</td>
<td>385</td>
<td>475</td>
<td>320</td>
<td>780</td>
</tr>
<tr>
<td>Percent (15 years &amp; over)</td>
<td>0.0%</td>
<td>0.0%</td>
<td>19.6%</td>
<td>24.2%</td>
<td>16.3%</td>
<td>39.8%</td>
</tr>
</tbody>
</table>

* Before tax income

**Low Income**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All ages</td>
<td>11.9%</td>
</tr>
<tr>
<td>Children &lt;6 years</td>
<td>7.5%</td>
</tr>
<tr>
<td>6-18 years</td>
<td>21.3%</td>
</tr>
<tr>
<td>18-64 years</td>
<td>10.7%</td>
</tr>
<tr>
<td>Seniors 65+</td>
<td>0%</td>
</tr>
</tbody>
</table>

* 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.

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**

- None: 32.6%
- High school: 28.9%
- College: 11.4%
- University: 14.6%
- Trades: 10.4%

**Labour Force**

- Not in the labour force: 14.6%
- Sales & service: 31.7%
- Trades, transport & equipment: 13.5%
- Primary industry: 10.4%
- Business, finance & admin: 5.6%
- Education, law, community & govt: 6.7%
- Other occupations: 5.6%

**Mode of Travel to Work**

- Car, truck, van as driver: 88.2%
- Car, truck, van as passenger: 11.1%
- Public transit: 0.7%
- Walk: 0%
- Bicycle: 0%
- Other: 0%

* Highest level of education completed
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.

Immigration by Place of Birth

- Southern Asia: 91.5%
- Rest of Asia: 6.3%
- Europe: 3.4%
- Americas: 1.2%
- Oceania & Other: 0.9%

Visible Minority

- South Asian: 84.1%
- Southeast Asian: 1.6%
- Black: 1.4%

Language

- English &/or French only: 25.4%
- Panjabi (Punjabi)*: 64.5%
- Hindi*: 1.9%
- German*: 0.7%
- Vietnamese*: 0.4%
- Tagalog (Filipino)*: 1.2%
- Other: 5.9%

* Data includes single and multiple responses

Ethnicity

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

* Percent of total immigrant population

Visible Minority

- South Asian: 6,680 (84.1%)
- Southeast Asian: 125 (1.6%)
- Black: 115 (1.4%)

* 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.

<table>
<thead>
<tr>
<th>Year</th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>88.5%</td>
<td>47.7%</td>
</tr>
<tr>
<td>Movers*</td>
<td>11.5%</td>
<td>52.3%</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 2,480 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.

- **Persons/Household**: 3.9
- **Total households**: 2,480
- **Type**:
  - One-family: 61.0%
  - Multiple-family: 24.4%
  - Non-family: 14.6%

**Size**

- 1 person: 11.1%
- 2 persons: 21.1%
- 3 persons: 14.7%
- 4 persons: 31.6%
- 5 persons: 21.5%

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**
  - 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**

- 6-14 years: 34.5%
- 15-17 years: 10.2%
- 18-24 years: 17.4%
- 25 years & over: 10.0%
- Under 6 years: 27.9%

* 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 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 Types¹

- Single-detached house: 39.1%
- Semi-detached house: 3.4%
- Movable dwelling: 7.2%
- Row house: 0.4%
- Apartment, duplex*: 49.1%
- Apartment <5 stories: 49.1%
- Apartment >5 stories: 0%

* Includes single-detached house with secondary suite

Construction Period²

<table>
<thead>
<tr>
<th>Year</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1960</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>1961-1980</td>
<td>55</td>
<td>2.4%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>530</td>
<td>23.1%</td>
</tr>
<tr>
<td>1991-2000</td>
<td>1,130</td>
<td>49.2%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>285</td>
<td>12.4%</td>
</tr>
<tr>
<td>2006-2011</td>
<td>295</td>
<td>12.9%</td>
</tr>
</tbody>
</table>

$465,140 average dwelling value²

Maintenance Required²

- Regular maintenance & repairs: 98.6%
- Major repairs: 1.4%

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

Tenure²

- Rented: 24.5%
- Owned: 75.5%

Rented Dwellings²

- Average rent: $786 / month
- Spending ≥30% of before tax income on gross rent: 22.0%

Owned Dwellings²

- Average owner’s major payments: $1,604.9 / month
- Spending ≥30% of before tax income on major payments: 29.5%
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.

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 neighborhood 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.