



CITY OF ABBOTSFORD

2011 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:

Statistics Canada, 2006 Census
City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/demographics

Released:

Fall 2011

Contact Us

CITY OF ABBOTSFORD

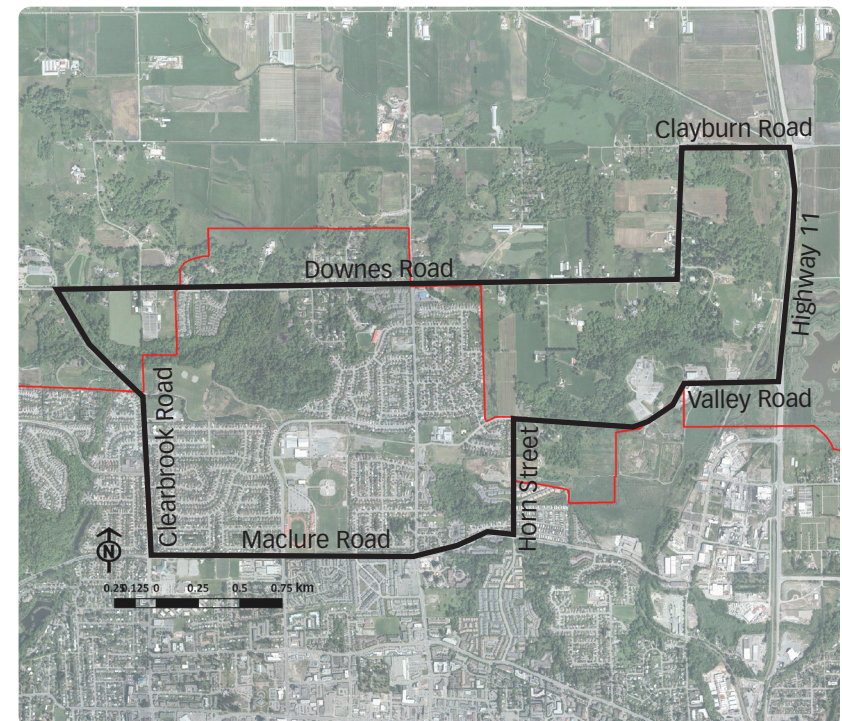
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Fairfield



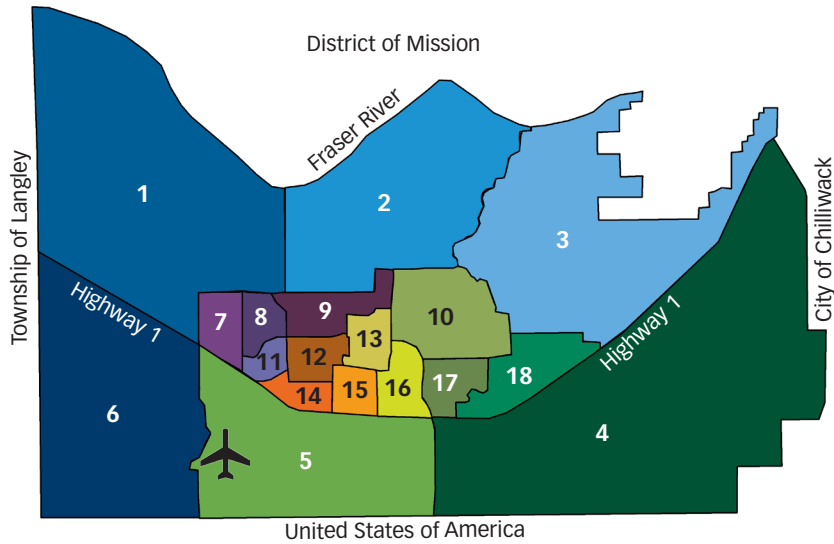
Fairfield is situated in the northern part of the urban area and covers approximately six sq km. The area has a mix of land uses including residential, agricultural, parks, schools, and some commercial. The majority of land use in Fairfield is residential and agricultural. Landmarks include Exhibition Park, Clearbrook Park/Downes Bowl Trail, Discovery Trail, and Rotary Stadium.

The majority of dwellings are owned. The dominant age group of Fairfield residents is 10 to 19 years old. This is closely followed by residents 20 to 29, and 40 to 49 years old. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia.



— 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: 35.9%
 Agriculture: 33.4% Parks: 16.7%
 Institutional: 13.9% Commercial: 0.1%

Population density:

1,669 persons/sq km

Net unit density:

6.1 dwellings/hectare

Median age: 36.3

Dominant age group:
 10-19 years
 (14.9% of total population)

% children (<15): 20.7

% seniors (65+): 12.9

Tenure:

rented: 14.4% owned: 85.6%

Dominant dwelling type:
 single-detached house (54.3%)

Dominant construction period:
 1981-1985 (29.7%)

\$22,264

median individual income (before tax)
 (23,072 in Abbotsford)

\$66,400

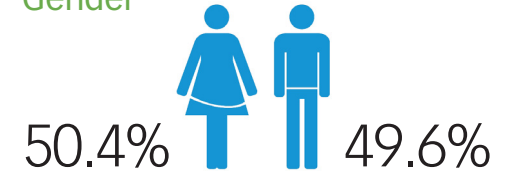
median household income (before tax)
 (53,974 in Abbotsford)

Population

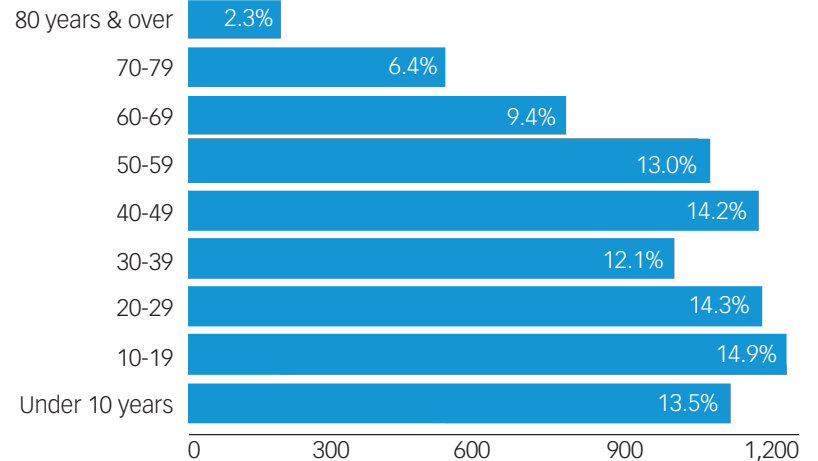


The dominant age group of Fairfield residents is 10 to 19 years old. This is closely followed by residents 20 to 29, and 40 to 49 years old. Slightly over half of residents are female. By 2036, the population is estimated to reach 9,550.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	9,012	1,669
2016	9,300*	1,720*
2026	9,450*	1,750*
2036	9,550*	1,770*

Population figures include Census undercount adjustment * Estimated

Income

The largest proportion of Fairfield residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$90,000 and over. Female lone-parent families have the highest incidence of low income.



Individual Income*

Under \$10,000	1,374	22.5%
\$10,000-\$19,999	1,429	23.4%
\$20,000-\$29,999	1,013	16.6%
\$30,000-\$39,999	719	11.8%
\$40,000-\$49,999	618	10.1%
\$50,000-\$59,999	294	4.8%
\$60,000 & over	650	10.7%

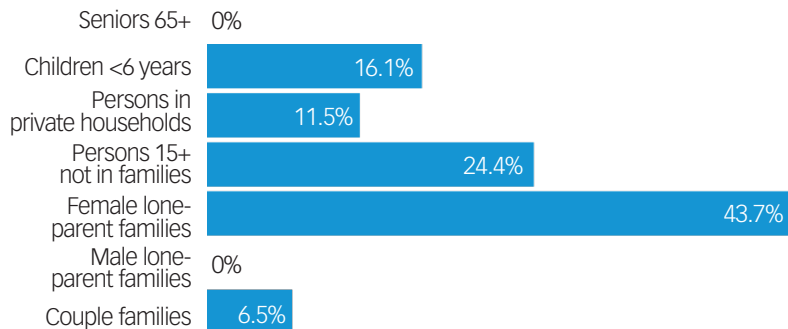
* 15 years and over, before tax income

Household Income*

Under \$10,000	43	1.9%
\$10,000-\$29,999	379	16.3%
\$30,000-\$49,999	381	16.4%
\$50,000-\$69,999	436	18.8%
\$70,000-\$89,999	369	15.9%
\$90,000 & over	716	30.8%

* Before tax income

Low Income*

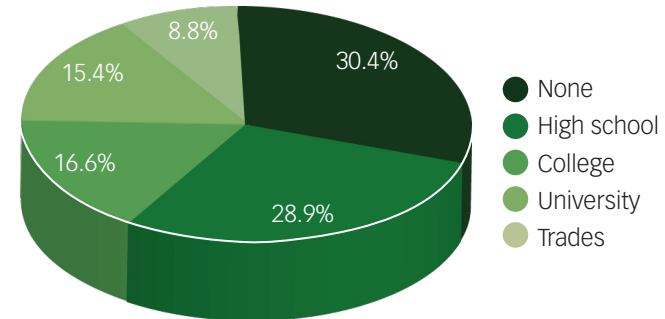


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

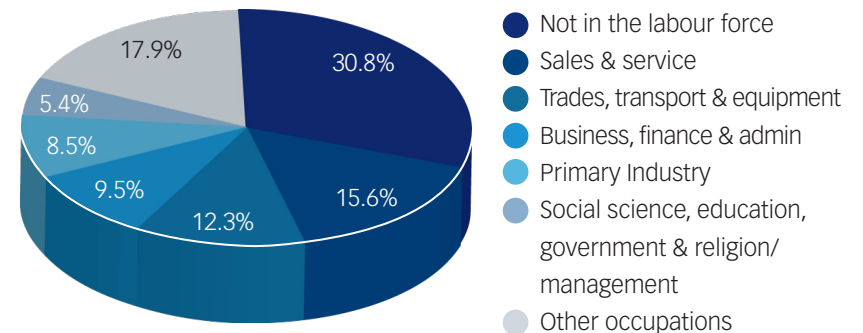
Approximately 40% of Fairfield residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)

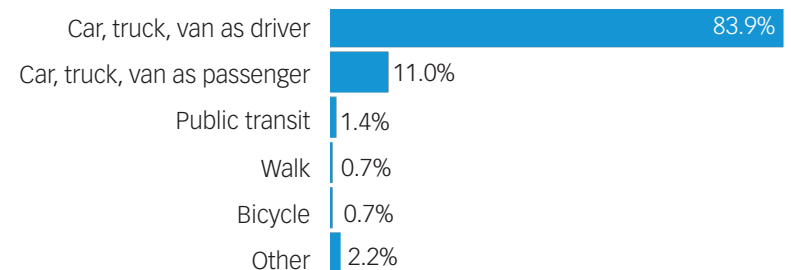


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Fairfield received the most immigrants between 1991 and 1995. 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*

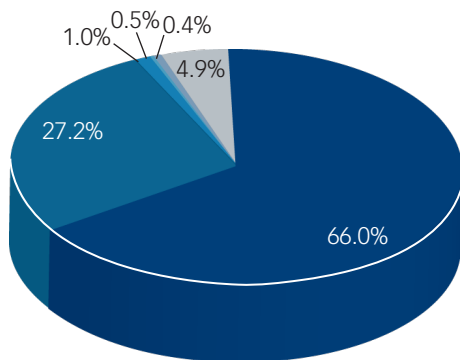
East Indian	2,914	35.8%
English	1,498	18.4%
German	1,486	18.3%
Canadian	1,235	15.2%
Scottish	1,112	13.7%

* Data includes single and multiple responses

Visible Minority

South Asian	3,133	38.5%
Southeast Asian	118	1.5%
Chinese	65	0.8%

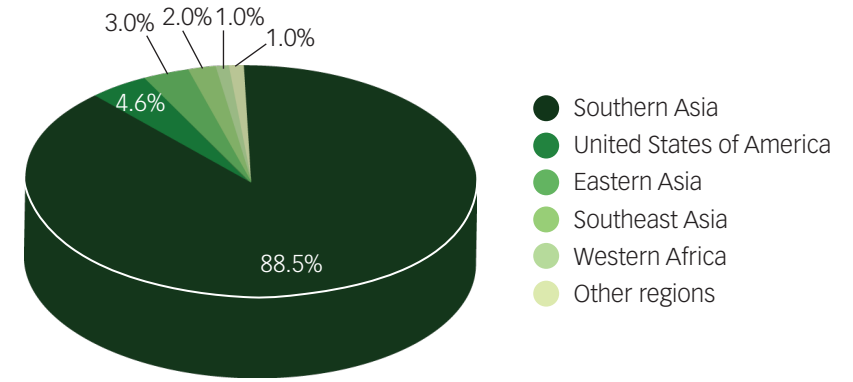
Home Language



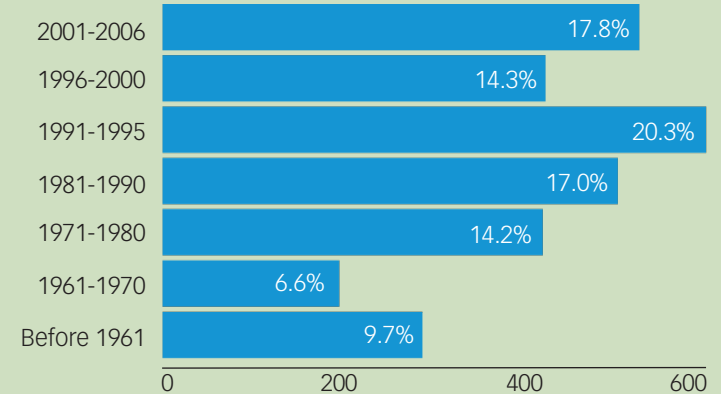
- English
- Punjabi (Punjabi)
- German
- Hungarian
- Chinese
- Other

Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

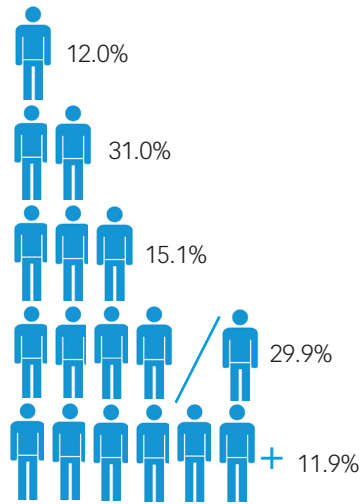
	1 Year	5 Year
Non-Movers	80.9%	52.4%
Movers*	19.1%	47.6%

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

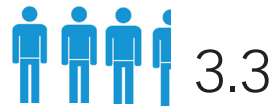
Households

Fairfield has a total of 2,426 households. The average number of persons living in a household is 3.3, with one-family households as the dominant type.

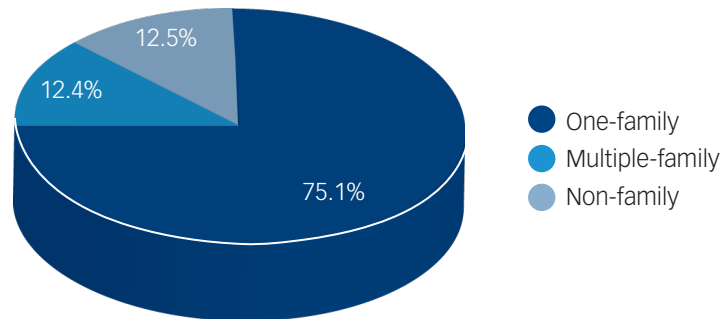
Size



Persons/Household



Type*



* 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



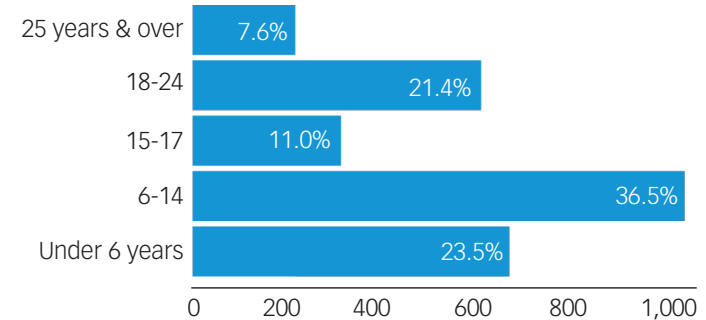
The majority of families in Fairfield are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	2,151	88.7%
With no children at home	838	
With children at home	1,281	
Single-parent families*	275	11.3%

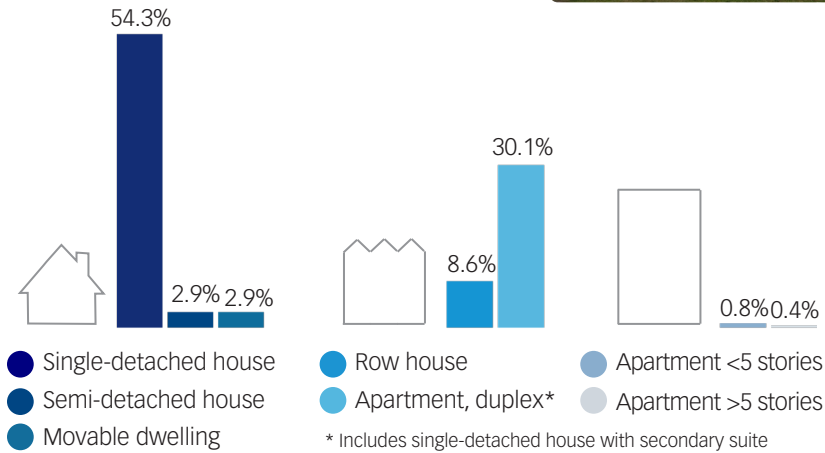
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Between 1981 and 1985, almost 30% of residential dwellings in Fairfield were constructed. The dominant dwelling type is single-detached houses. Over 85% of all dwellings are owned.



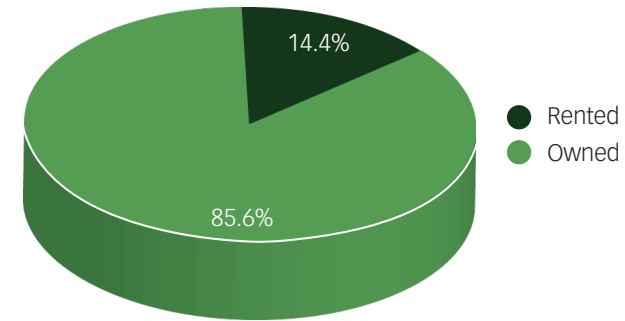
Construction Period

Construction Period	Count	Percentage
Before 1946	1	0.0%
1946-1960	11	0.5%
1961-1970	73	3.1%
1971-1980	285	12.0%
1981-1985	707	29.7%
1986-1990	668	28.1%
1991-1995	393	16.5%
1996-2000	118	5.0%
2001-2006	123	5.2%

\$352,709
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$658 / month

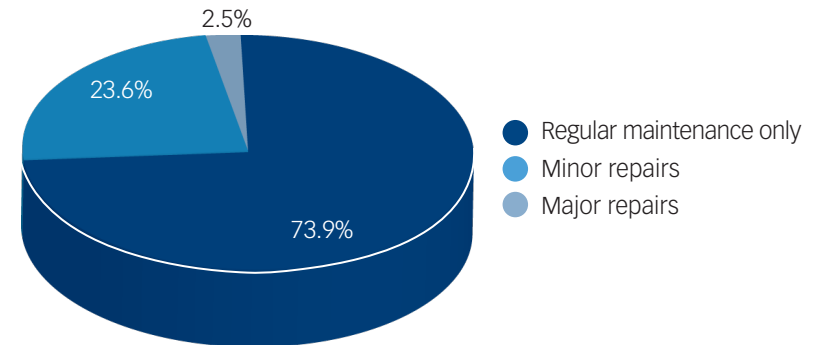
Spending ≥30% of before tax income on gross rent: 194 / 56.4%

Owned Dwellings

Average owner's major payments: \$1,133 / month

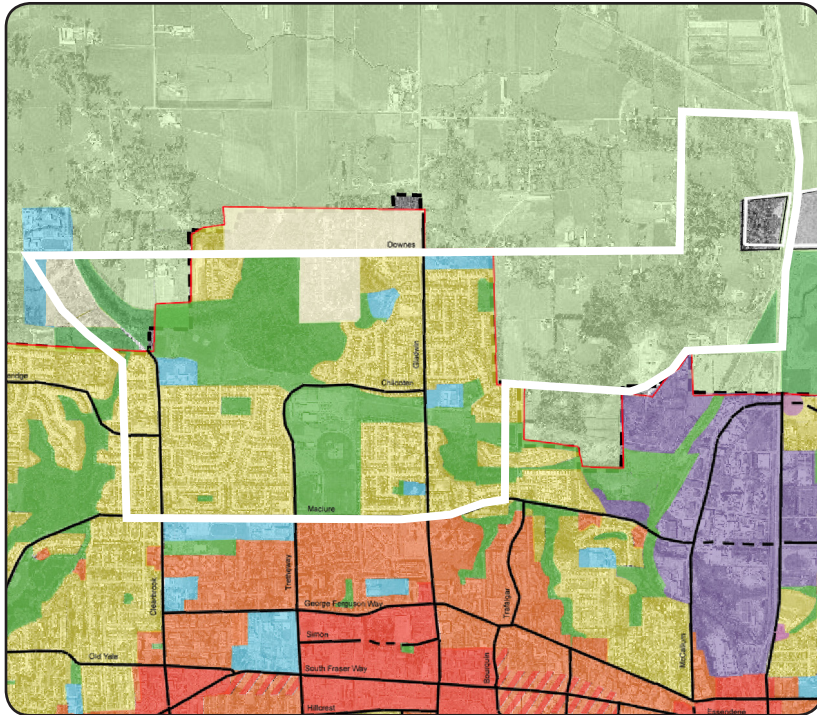
Spending ≥30% of before tax income on major payments: 470 / 23.1%

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



The OCP vision for Fairfield focuses on maintaining the general character of the area. Most areas available for development have been filled in, with some smaller redevelopment pockets remaining. The Discovery Trail, a multi-user recreation trail, bisects the entire area from Clearbrook Park in the west, through Exhibition Park to Willband Creek Park in the east.

Landmarks



Exhibition Park

A world-class 30 hectare park with a wide variety of indoor and outdoor facilities, Exhibition Park includes sports fields, Rotary Stadium, Twister's Gymnastics, the Cadet Building, AgRec Centre, and Agrifair Arena. Exhibition Park hosts various sports tournament events and the annual Agrifair.



Clearbrook Park/Downes Bowl Trail

Clearbrook Park/Downes Bowl Trail provides an urban hiking experience for trail runners and hikers alike. The rugged trail conditions and challenging grades make this a perfect system for outdoor workout enthusiasts. The bowl shape of the terrain creates a natural wetland at the bottom where a wooden boardwalk is perfect for observing nature.



Discovery Trail

Discovery Trail is a community driven initiative to promote active, healthy living led by a core group of community leaders and supported by the city and the Province. Once complete, it will be a paved 30+ km, three metre wide, all-season corridor spanning through Abbotsford, connecting the east and west end of the community.



Rotary Stadium

A key element of Exhibition Park initially developed in 1990, Rotary Stadium contains the Jane and Gerry Swan rubberized eight-lane track, a central playing field, various track and field events areas, a changing room/washroom/concession complex, the Legacy banquet facility and a grandstand with seating for 4,000 spectators.



Discovery Trail



Granny's Market



Mennonite Educational Institute



Single Family Residential



The Terraces



Gladwin Road

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