



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

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Fall 2011

Contact Us

CITY OF ABBOTSFORD

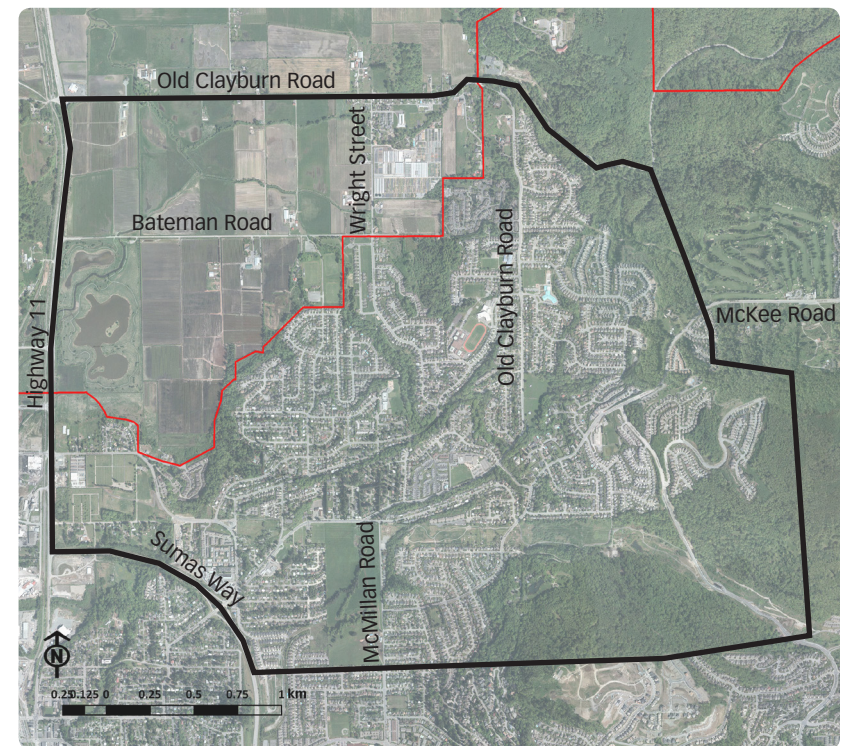
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Old Clayburn



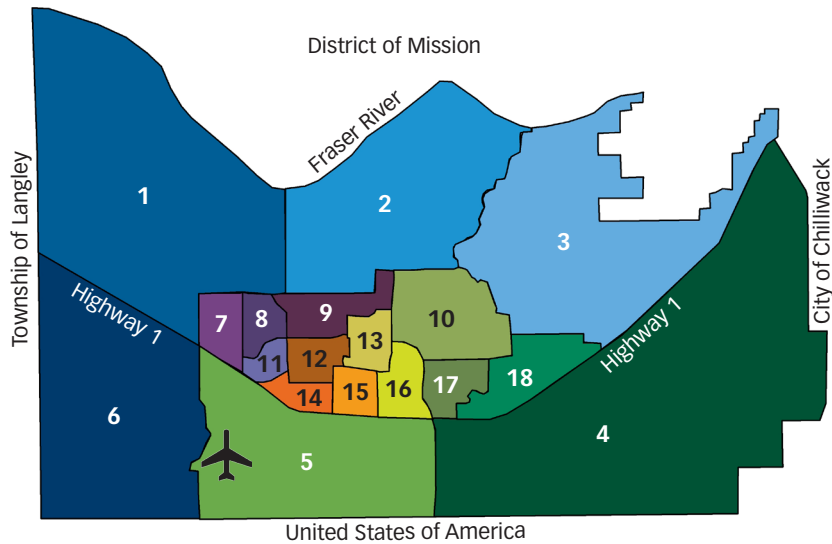
Old Clayburn is situated on the eastern edge of the urban area and covers approximately 11 sq km. The area has a mix of land uses including residential, schools and parks, with almost one-third agriculture. The area is largely made up of single-family houses, including hillside development, which has increased significantly in the past few years. Landmarks include MarketPlace IGA, Willband Creek Park, Clayburn Village, and Clayburn Village Store.

The dominant age group of Old Clayburn residents is 10 to 19 years. This is followed by residents 40 to 49 years. Approximately half of Old Clayburn residents have some post-secondary education. The majority of dwellings are owned.



— 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: 60.3% Agricultural: 23.7%
Parks: 10.0% Institutional: 5.1%
Commercial: 0.7% Industrial: 0.2%

Population density:

1,410 persons/sq km

Net unit density:

5.1 dwellings/hectare

Tenure:

rented: 11.2% owned: 88.8%

Dominant dwelling type:

single-detached house (65.9%)

Dominant construction period:

1971-1980 (21.0%)

Median age: 34.7

Dominant age group:

10-19
(19.4% of total population)

% children (<15): 23.4

% seniors (65+): 7.2

\$30,208

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

\$77,249

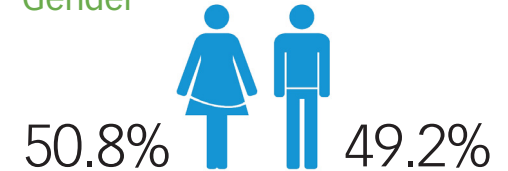
median household income (before tax)
(53,974 in Abbotsford)

Population

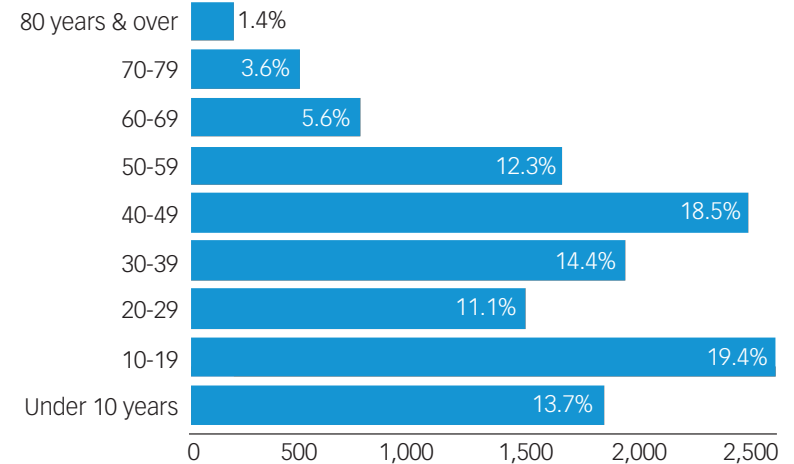


The dominant age group of Old Clayburn residents is 10 to 19 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2036, the population is estimated to reach 23,000.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	15,653	1,410
2016	17,950*	1,620*
2026	21,750*	1,960*
2036	23,000*	2,070*

Population figures include Census undercount adjustment * Estimated

Income

The largest proportion of Old Clayburn residents 15 years and over earn \$60,000 and over annually, while households earn \$90,000 and over. Persons 15 years and over not in economic families have the highest incidence of low income.



Individual Income*

Under \$10,000	1,793	18.7%
\$10,000-\$19,999	1,655	17.3%
\$20,000-\$29,999	1,315	13.7%
\$30,000-\$39,999	1,057	11.0%
\$40,000-\$49,999	1,122	11.7%
\$50,000-\$59,999	777	8.1%
\$60,000 & over	1,853	19.4%

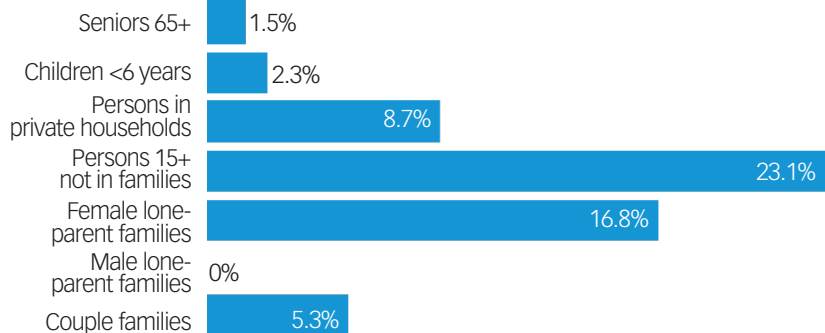
* 15 years and over, before tax income

Household Income*

Under \$10,000	112	2.7%
\$10,000-\$29,999	344	8.2%
\$30,000-\$49,999	570	13.6%
\$50,000-\$69,999	764	18.3%
\$70,000-\$89,999	805	19.2%
\$90,000 & over	1,587	37.9%

* Before tax income

Low Income*

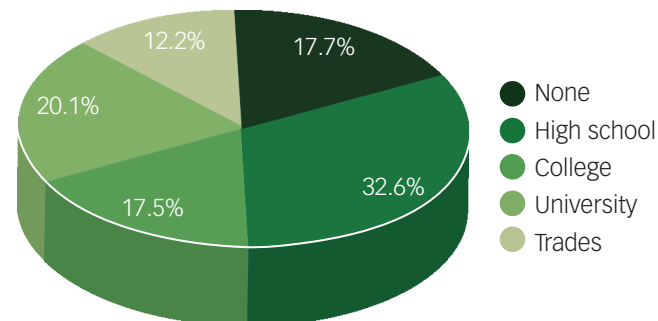


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

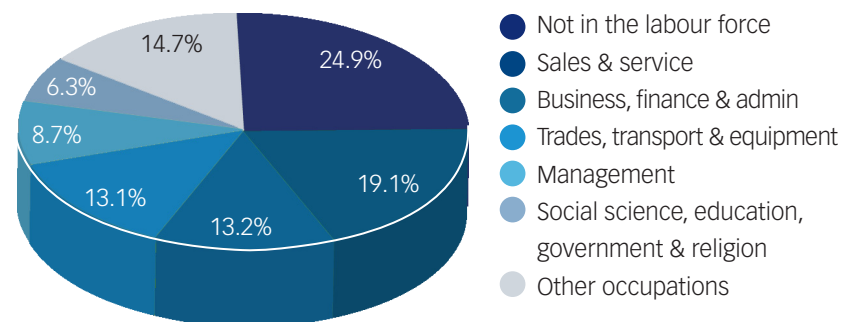
Approximately half of Old Clayburn residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)*

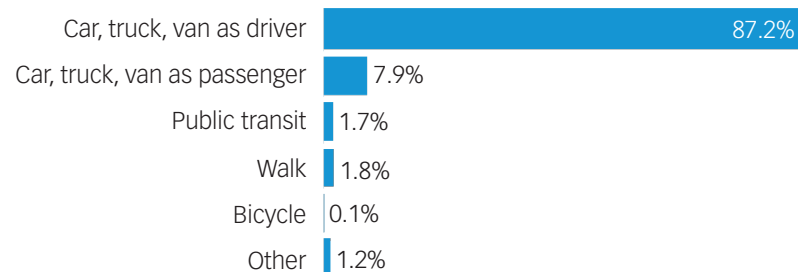


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Old Clayburn received the greatest proportion of immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Eastern Asia. English is the dominant language spoken at home.



Ethnicity*

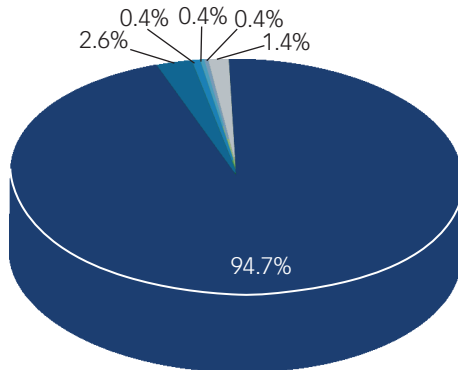
English	4,779	35.6%
German	3,323	24.7%
Scottish	3,219	24.0%
Canadian	2,821	21.0%
Irish	2,383	17.7%

* Data includes single and multiple responses

Visible Minority

Korean	404	3.0%
South Asian	186	1.4%
Chinese	180	1.3%

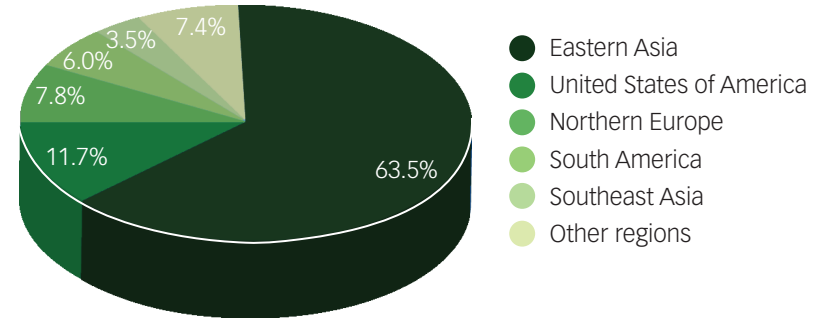
Home Language



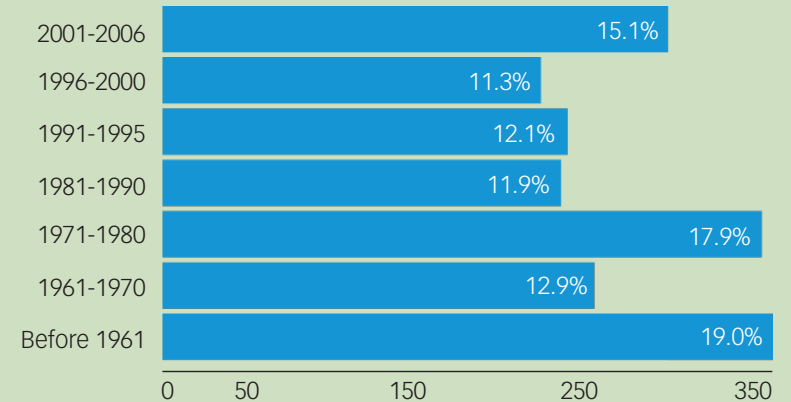
- English
- Korean
- Russian
- Chinese
- Spanish
- Other

Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

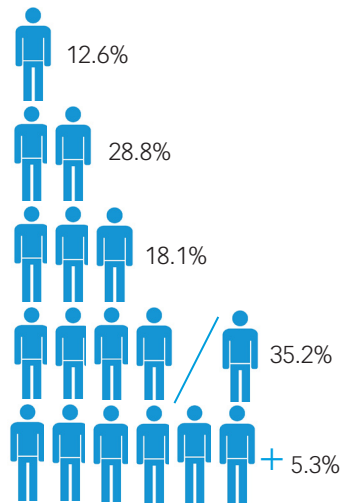
	1 Year	5 Year
Non-Movers	86.9%	50.3%
Movers*	13.1%	49.7%

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

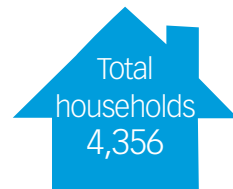
Households

Old Clayburn has a total of 4,356 households. The average number of persons living in a household is 3.1, with one-family households as the dominant type.

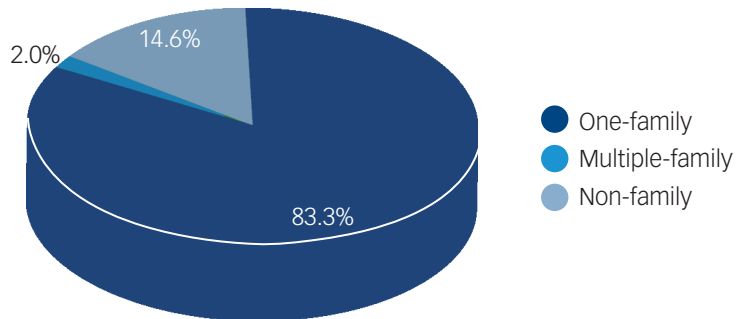
Size



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



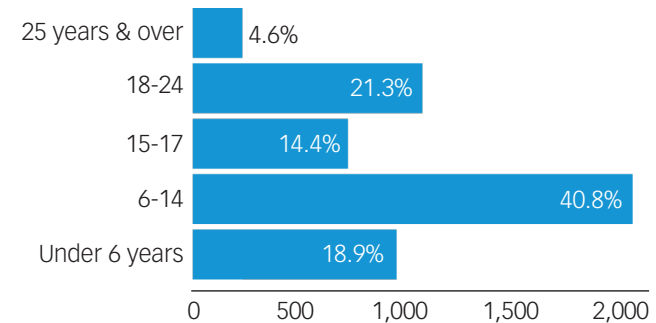
The majority of families in Old Clayburn are two-parent with children living at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	3,362	88.4%
With no children at home	1,171	
With children at home	2,203	
Single-parent families*	443	11.6%

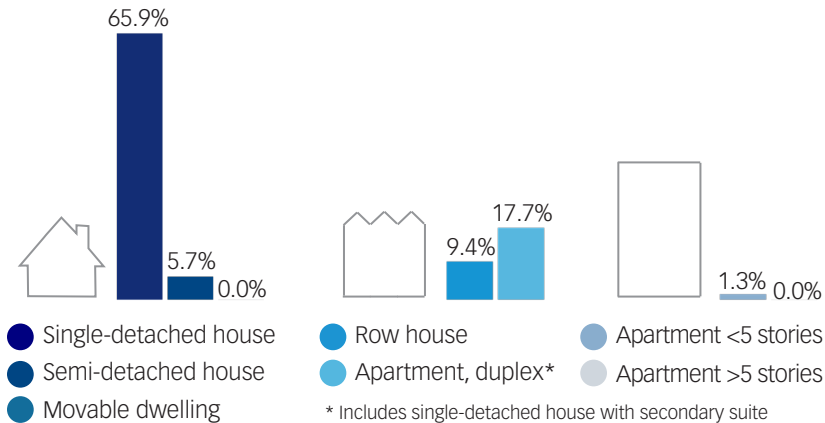
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Between 1971 and 1980, the majority of residential dwellings in Old Clayburn were constructed. The dominant dwelling type single-family residential houses. Almost 90% of dwellings are owned.



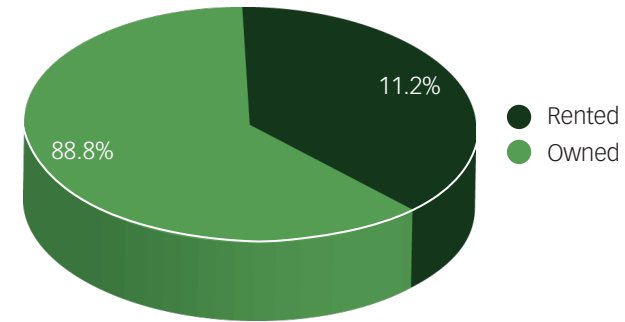
Construction Period

Before 1946	30	0.7%
1946-1960	56	1.3%
1961-1970	190	4.4%
1971-1980	907	21.0%
1981-1985	722	16.7%
1986-1990	655	15.1%
1991-1995	703	16.3%
1996-2000	450	10.4%
2001-2006	613	14.2%

\$392,755
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$710 / month

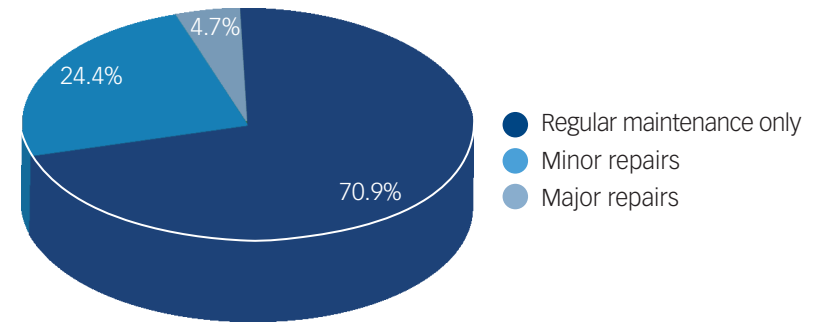
Spending ≥30% of before tax income on gross rent: 105 / 21.7%

Owned Dwellings

Average owner's major payments: \$1,342 / month

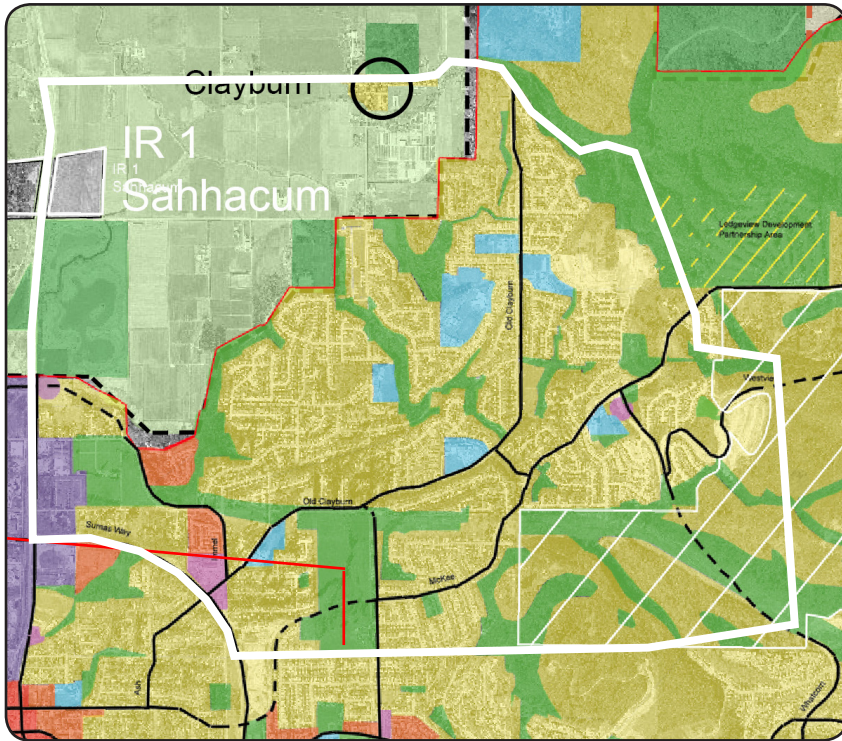
Spending ≥30% of before tax income on major payments: 872 / 22.6%

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 Old Clayburn focuses on maintaining current single-family areas and developing the hillsides with higher density residential that balances preserving sensitive areas while still allowing residential development. There are significant opportunities to enhance park and natural areas as community amenities. Residential development will be served by local neighbourhood commercial areas.

Landmarks



MarketPlace IGA

IGA has been serving communities across BC since 1955. The Immel Street location has been serving Abbotsford residents for over 10 years, and is an anchor in the Old Clayburn area. IGA proudly supports local schools and various community events.



Willband Creek Park

Located off Highway 11, the trails at Willband Creek Park are built around stormwater detention ponds and encourage a diverse waterfowl population and various species of migratory birds. These wetland trails border on farmland and provide excellent opportunities for viewing wildlife and enjoying nature.



Clayburn Village

Clayburn Village is a small historic village surrounded by farmland and green fields, on Sumas Mountain's eastern edge. Clayburn was the first company-town in BC, built in the early 1900's to house the workers of Clayburn Company, a clay brick producer. The cottages currently line main street (Clayburn Road).



Clayburn Village Store

Clayburn Village Store was established in 1912. The store is one of a few original buildings left to showcase the historic atmosphere. The store is open five days a week and serves local jams and other products including teas, candy, and baked goods.



Clayburn Centre



Clayburn Middle School



Bateman Park



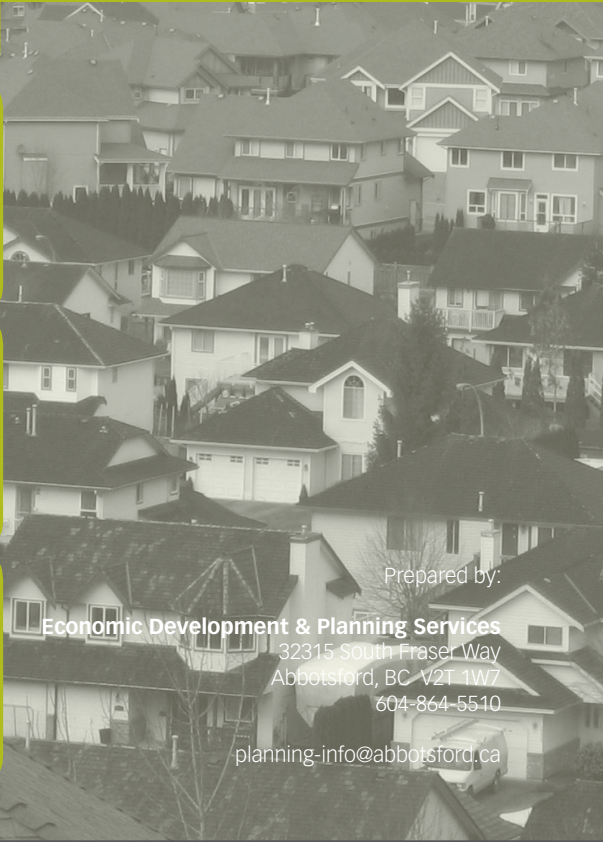
Robert Bateman
Secondary



Stoney Creek



McMillan Road



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