



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](http://www.abbotsford.ca/demographics)

### Released:

Fall 2011

### Contact Us

#### CITY OF ABBOTSFORD

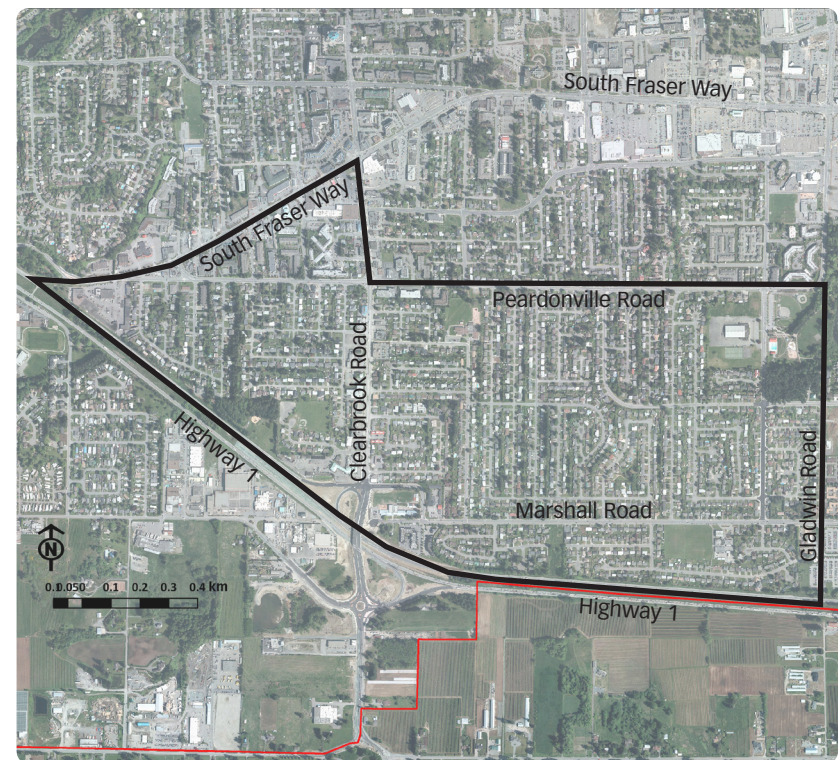
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# South Clearbrook



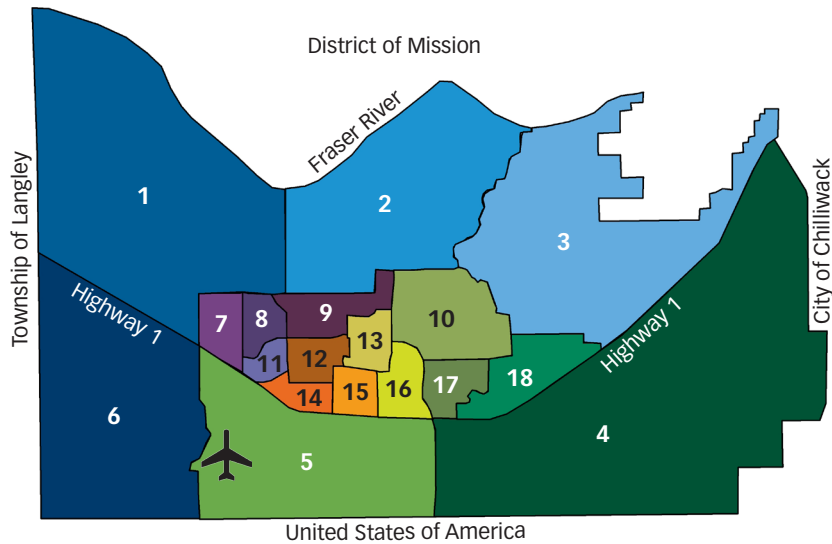
South Clearbrook is situated in the southwest urban core and covers approximately two sq km. The area has a mix of land uses including residential, commercial, schools, and parks. Most commercial is located along Clearbrook Road and offers a variety of shops and services. Landmarks include the MSA Arena, Red Apple Food Store, Grant Park, and Mill Lake Park.

The dominant age group of South Clearbrook residents is 10 to 19 years old, closely followed by residents 40 to 49 years old. Forty percent of dwellings are single-detached houses. Over 60% of all dwellings in South Clearbrook are rented.



— Community boundaries     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     | <b>14. South Clearbrook</b> |                       |
| 5. South Poplar         | 10. Old Clayburn | 15. Mill Lake               |                       |

### Land use:

Residential: 72.3%  
 Institutional: 12.2%  
 Parks: 7.0% Commercial: 8.5%

### Population density:

3,427 persons/sq km

### Net unit density:

12.6 dwellings/hectare

### Tenure:

rented: 38.0% owned: 62.0%

**Dominant dwelling type:**  
 single-detached house (40.0%)

**Dominant construction period:**  
 1971-1980 (44.6%)

### Median age: 33.6

**Dominant age group:**  
 10 to 19  
 (15.5% of total population)

% children (<15): 22.3

% seniors (65+): 11.9

### \$19,600

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

### \$47,018

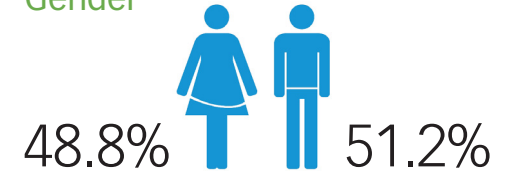
median household income (before tax)  
 (53,974 in Abbotsford)

# Population

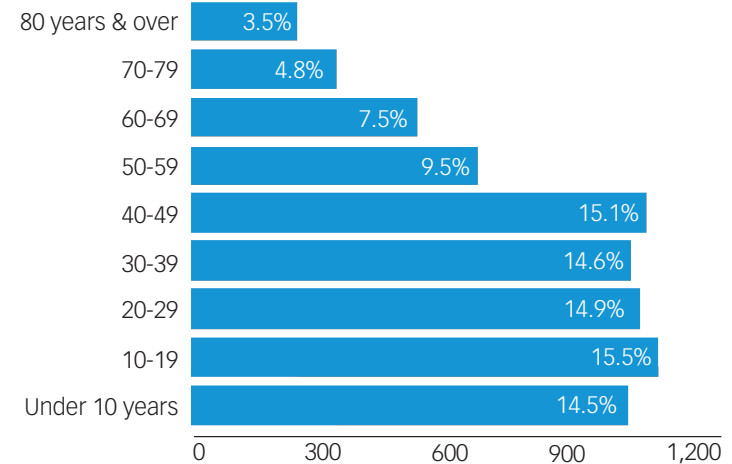


The dominant age group of South Clearbrook residents is 10 to 19 years. This is closely followed by residents 40 to 49 years. Slightly over half of the residents are male. By 2036, the population is estimated to reach 10,550.

### Gender



### Age



### Projected Growth

Year	Population	Density (persons/sq km)
2006	7,881	3,427
2016	8,450*	3,675*
2026	8,800*	3,825*
2036	10,550*	4,585*

Population figures include Census undercount adjustment \* Estimated

## Income

The majority of individuals 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$30,000 and 49,999. Persons 15 years and over, not living with their related families, have the highest incidence of low income.



### Individual Income\*

Under \$10,000	1,218	22.3%
\$10,000-\$19,999	1,576	28.8%
\$20,000-\$29,999	927	16.9%
\$30,000-\$39,999	573	10.5%
\$40,000-\$49,999	523	9.6%
\$50,000-\$59,999	278	5.1%
\$60,000 & over	375	6.9%

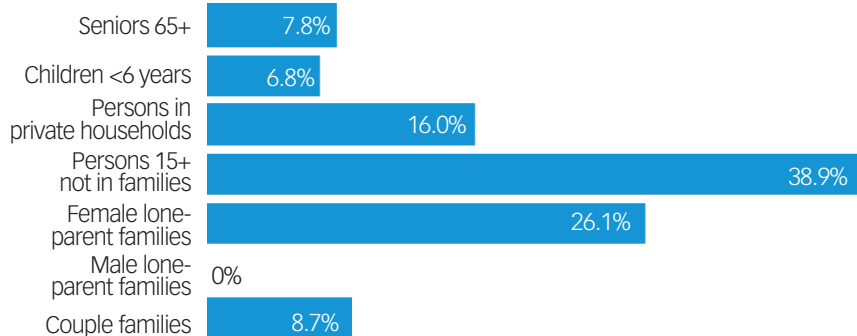
\* 15 years and over, before tax income

### Household Income\*

Under \$10,000	40	1.6%
\$10,000-\$29,999	621	25.4%
\$30,000-\$49,999	653	26.7%
\$50,000-\$69,999	528	21.6%
\$70,000-\$89,999	250	10.2%
\$90,000 & over	355	14.5%

\* Before tax income

### Low Income\*

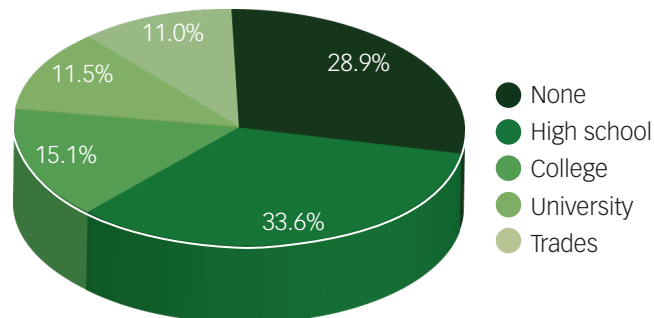


\* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

## Education & Labour

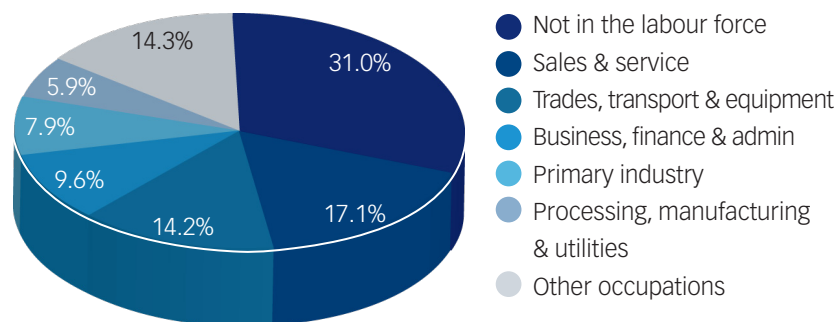
Just over one third of South Clearbrook residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education (15 years & over)\*

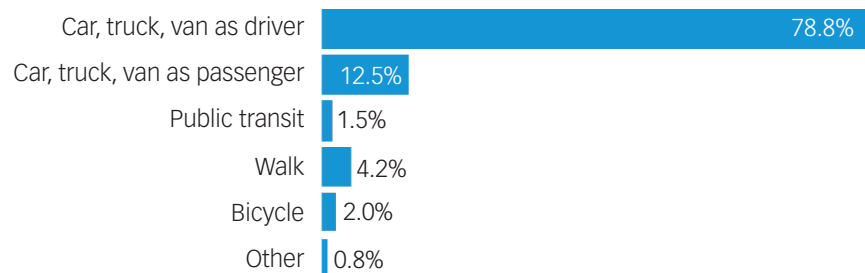


\* Highest level of education completed

### Labour Force (15 years & over)



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



# Diversity

South Clearbrook received the most immigrants between 1981 and 1990. 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\*

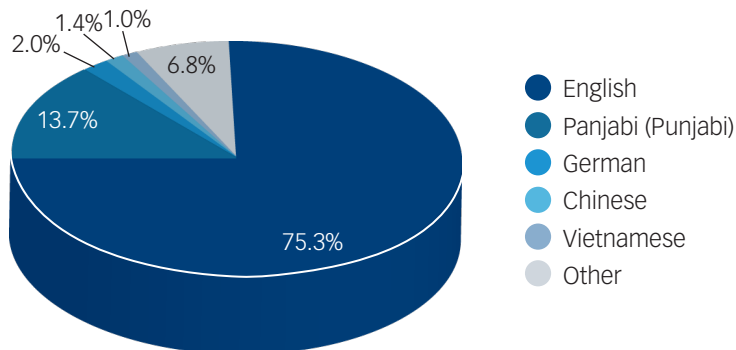
German	1,655	22.4%
English	1,584	21.4%
East Indian	1,485	20.1%
Canadian	1,313	17.7%
Scottish	980	13.2%

\* Data includes single and multiple responses

## Visible Minority

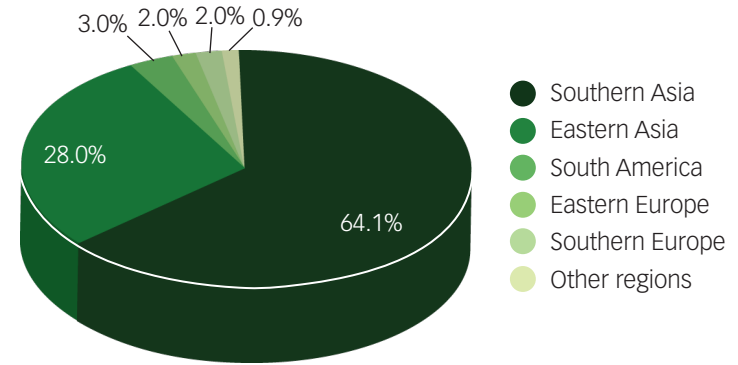
South Asian	1,590	21.4%
Chinese	175	2.4%
Latin American	160	2.2%

## Home Language

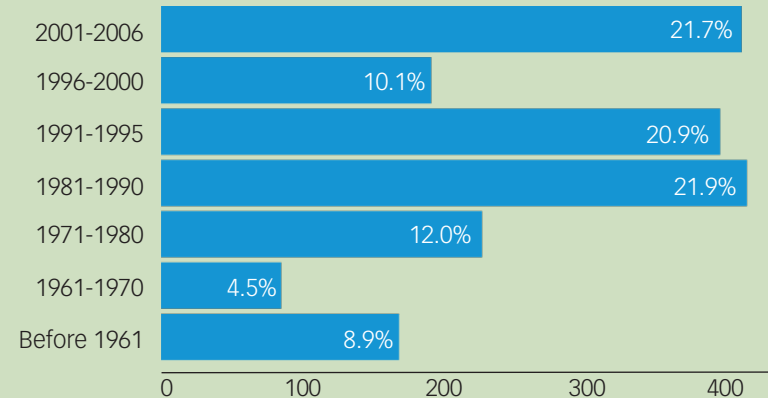


# Diversity

## Immigration by Place of Birth (2001-2006)



## Period of Immigration\*



\* Percent of total immigrant population

## Individual Mobility

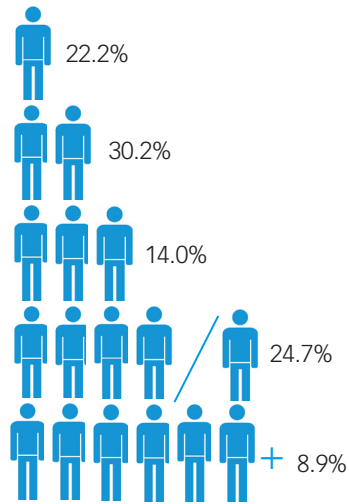
	1 Year	5 Year
Non-Movers	78.9%	50.3%
Movers*	21.1%	49.7%

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

# Households

South Clearbrook has a total of 2,547 households. The average number of persons living in a household is 2.9, with one-family households as the dominant type.

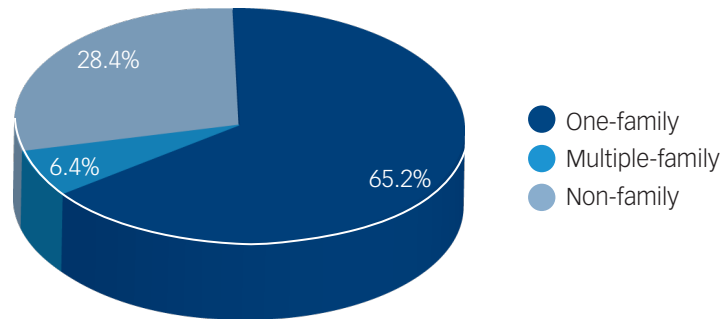
## Size



## 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



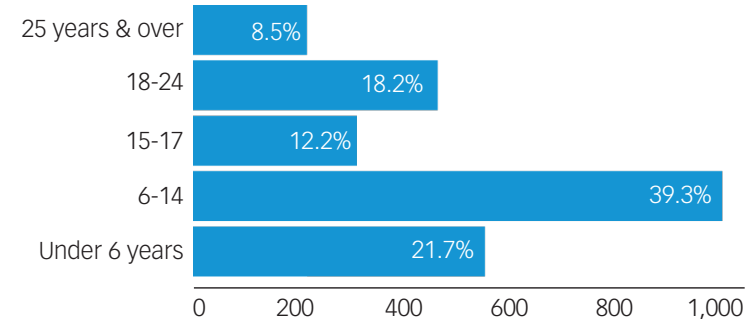
The majority of families in South Clearbrook are two-parent with children at home. Of those with children living at home, 6 to 14 years is the dominant age group.

## Structure

Two-parent families	1,626	81.3%
With no children at home	638	
With children at home	980	
Single-parent families*	373	18.7%

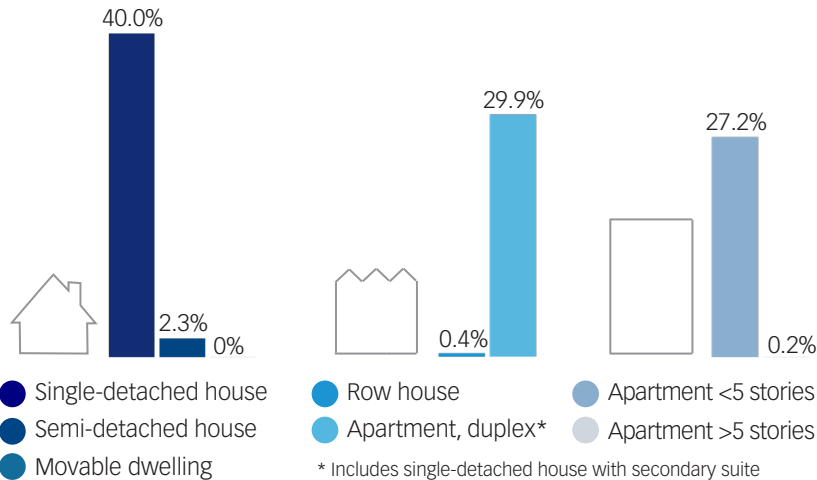
\* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

## Children at Home



# Dwellings

Almost half of all residential dwellings in South Clearbrook were constructed between 1971 and 1980. The dominant dwelling type is single-detached houses. Almost two thirds of all dwellings are owned.



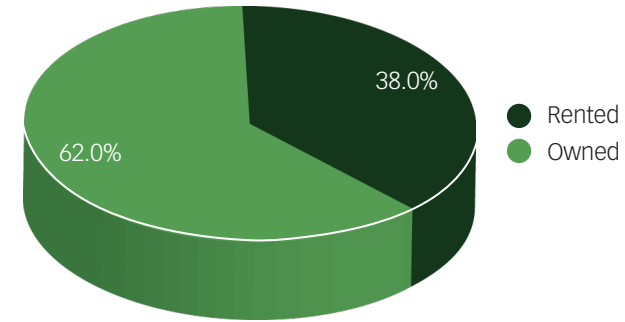
## Construction Period

Construction Period	Count	Percentage
Before 1946	45	1.8%
1946-1960	103	4.1%
1961-1970	464	18.2%
<b>1971-1980</b>	<b>1,135</b>	<b>44.6%</b>
1981-1985	241	9.5%
1986-1990	135	5.3%
1991-1995	205	8.1%
1996-2000	140	5.5%
2001-2006	75	2.9%

**\$309,236**  
average dwelling value

# Dwellings

## Tenure



## Rented Dwellings

**Average rent: \$789 / month**

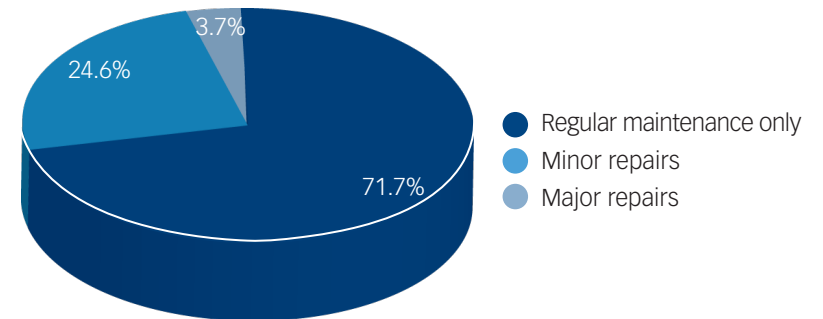
**Spending ≥30% of before tax income on gross rent: 341 / 35.3%**

## Owned Dwellings

**Average owner's major payments: \$1,062 / month**

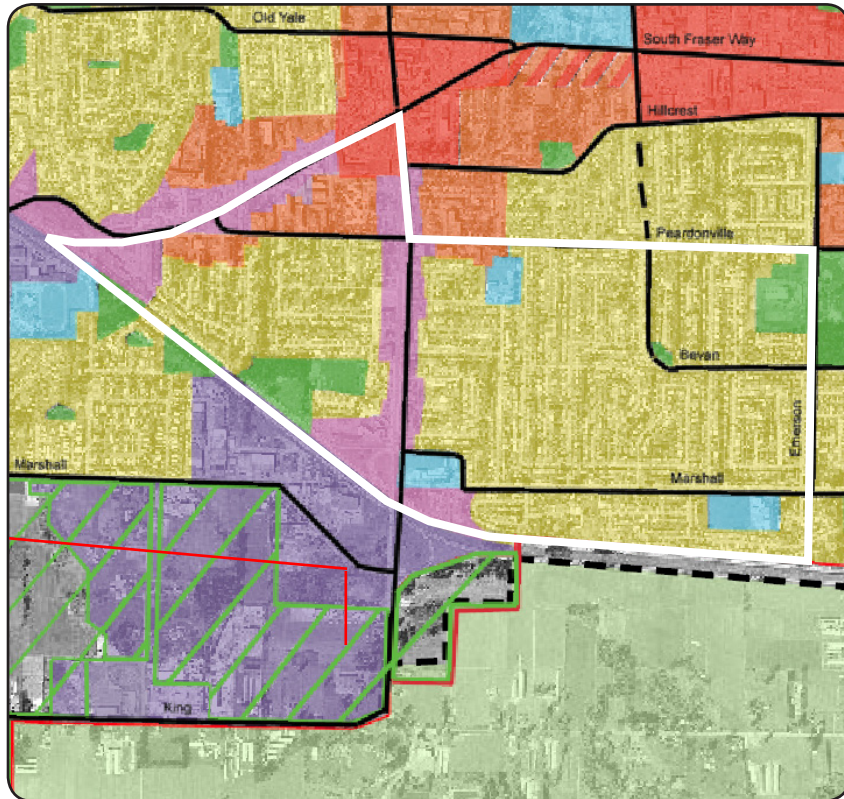
**Spending ≥30% of before tax income on major payments: 493 / 31.2%**

## 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 South Clearbrook focuses most development along Clearbrook Road and South Fraser Way with higher density residential, commercial and mixed use opportunities. Clearbrook Road will continue to serve as a gateway route into the urban area from Highway 1. South Fraser Way and most single family areas will maintain their character.

## Landmarks



### MSA Arena

Built in 1990, MSA Arena is a 1,100 seat ice rink which also features four lit outdoor tennis courts and a lit outdoor basketball court. The arena is located next to Mill Lake Park on Emerson Street. The Abbotsford Pilots of the Pacific International Junior Hockey League (Junior B level) play at the arena.



### Red Apple Food Store

The Red Apple Food Store is a family owned business offering fresh fruit, vegetables, and groceries to residents in South Clearbrook. The Red Apple is known to many residents as a landmark, having served the community for many years.



### Grant Park

Grant Park is located on Madiera Place and offers a variety of amenities. A new playground was installed in 2011 with assistance from the Abbotsford-Sumas Rotary Club. The park features baseball diamonds, basketball courts, picnic shelters, playing fields, and a treed nature area.



### Mill Lake Park

The park serves as a regional destination with many amenities for people of all ages and abilities including playgrounds, picnic facilities, an outdoor pool, and a paved trail. The newly constructed spray park uses water from a dedicated well which is directed to a rock pit recharging the aquifer.





Aspen Court



Dogwood Manor



Genesis House



Meadow Fair



Peardonville Park



Single Family residential



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