



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

# Table of Contents

|  |    |
|--|----|
| Statistical Snapshot                         | 3  |
| Population                                   | 4  |
| Income                                       | 5  |
| Education & Labour                           | 6  |
| Diversity                                    | 7  |
| Households                                   | 9  |
| Families                                     | 10 |
| Dwellings                                    | 11 |
| Official Community Plan (OCP) Policy Context | 13 |
| Landmarks                                    | 14 |

## 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

Economic Development & Planning Services  
Community Planning  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
Tel: 604-864-5510  
Email: [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

# West Clearbrook

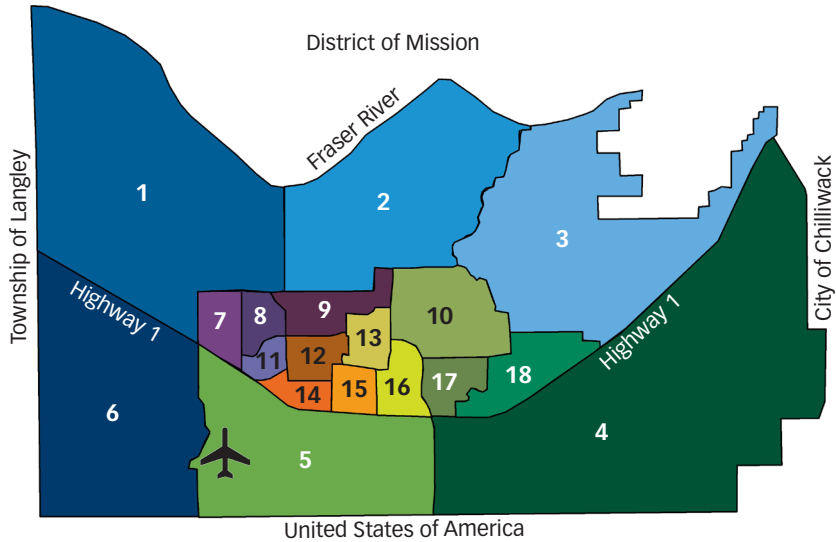


West Clearbrook is situated in the west urban core and covers almost two sq km. The area has a mix of land uses including residential (approximately 70% of the total), parks, schools, and commercial. Almost 70% of dwellings are owned. The majority of dwellings in West Clearbrook are single-detached houses and low rise apartments, less than five stories. The dominant age group is 40 to 49 years, followed by residents under 10 years. Landmarks include Ellwood/Fishtrap Creek Park, Garden Park Tower, and Clearbrook Plaza.





# Statistical Snapshot



- |                         |                  |                            |                       |
|-------------------------|------------------|----------------------------|-----------------------|
| 1. Bradner - Mt. Lehman | 6. Aberdeen      | <b>11. West Clearbrook</b> | 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: 73.1%  
 Institutional: 5.8%  
 Parks: 15.7% Commercial: 5.4%

### Population density:

3,284 persons/sq km

### Net unit density:

15.4 dwellings/hectare

### Tenure:

rented: 30.4% owned: 69.6%

### Dominant dwelling type:

single-detached house (41.7%)

### Dominant construction period:

1971-1980 (30.9%)

### Median age: 40.0

### Dominant age group:

40 to 49 years  
 (13.2% of total population)

% children (<15): 18.5

% seniors (65+): 22.1

**\$19,244**

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

**\$42,628**

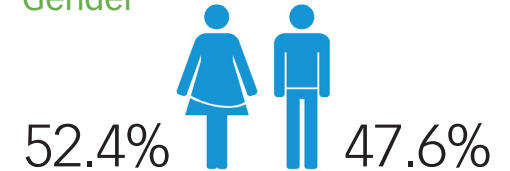
median household income (before tax)  
 (53,974 in Abbotsford)

# Population

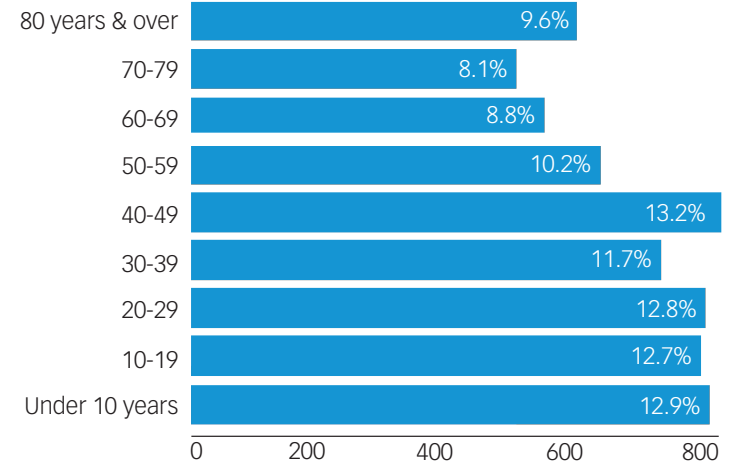


The dominant age group of West Clearbrook residents is 40 to 49 years, followed by residents under 10. Slightly over half of the residents are female. By 2036, the population is estimated to reach 7,750.

### Gender



### Age



### Projected Growth

| Year | Population | Density (persons/sq km) |
|------|------------|-------------------------|
| 2006 | 5,912      | 3,284                   |
| 2016 | 6,100*     | 3,390*                  |
| 2026 | 6,450*     | 3,585*                  |
| 2036 | 7,750*     | 4,305*                  |

Population figures include Census undercount adjustment \* Estimated

## Income

The largest proportion of West Clearbrook residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$10,000 and 29,999. Persons 15 years and over, not living with their related families, have the highest incidence of low income.



### Individual Income\*

|                   |       |       |
|-------------------|-------|-------|
| Under \$10,000    | 1,023 | 22.3% |
| \$10,000-\$19,999 | 1,366 | 29.8% |
| \$20,000-\$29,999 | 736   | 16.1% |
| \$30,000-\$39,999 | 553   | 12.1% |
| \$40,000-\$49,999 | 342   | 7.5%  |
| \$50,000-\$59,999 | 220   | 4.8%  |
| \$60,000 & over   | 344   | 7.5%  |

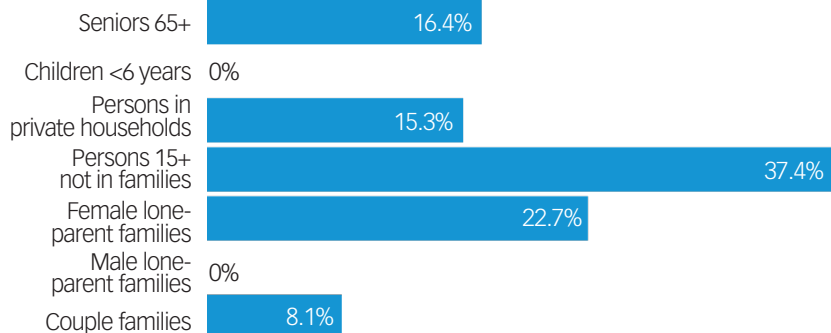
\* 15 years and over, before tax income

### Household Income\*

|                   |     |       |
|-------------------|-----|-------|
| Under \$10,000    | 89  | 3.9%  |
| \$10,000-\$29,999 | 670 | 29.4% |
| \$30,000-\$49,999 | 620 | 27.2% |
| \$50,000-\$69,999 | 312 | 13.7% |
| \$70,000-\$89,999 | 227 | 10.0% |
| \$90,000 & over   | 358 | 15.7% |

\* Before tax income

### Low Income\*

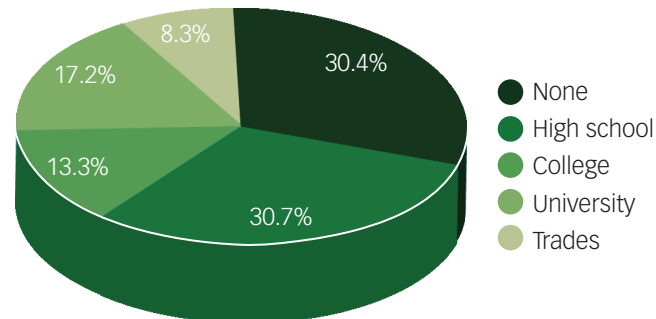


\* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

## Education & Labour

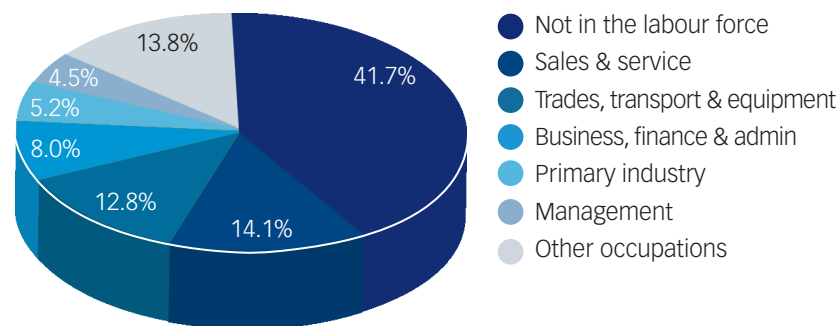
Approximately 38% of West Clearbrook residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education (15 years & over)

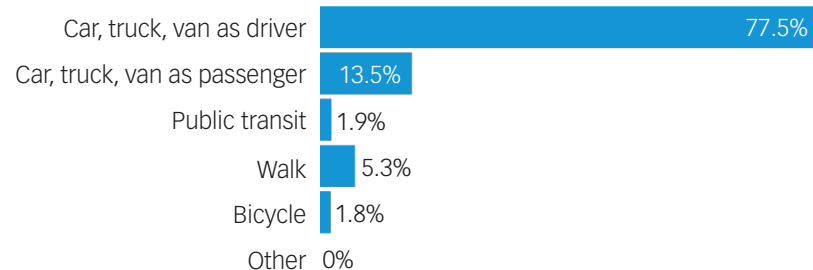


\* Highest level of education completed

### Labour Force (15 years & over)



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



# Diversity

West Clearbrook received the most immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia, followed by Eastern Africa. English is the dominant language spoken at home.



## Ethnicity\*

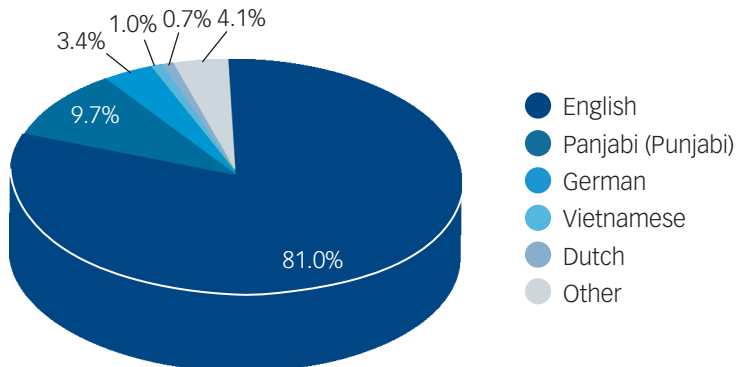
|             |       |       |
|-------------|-------|-------|
| German      | 1,926 | 31.4% |
| English     | 1,387 | 22.6% |
| Canadian    | 977   | 15.9% |
| East Indian | 875   | 14.3% |
| Dutch       | 843   | 13.7% |

\* Data includes single and multiple responses

## Visible Minority

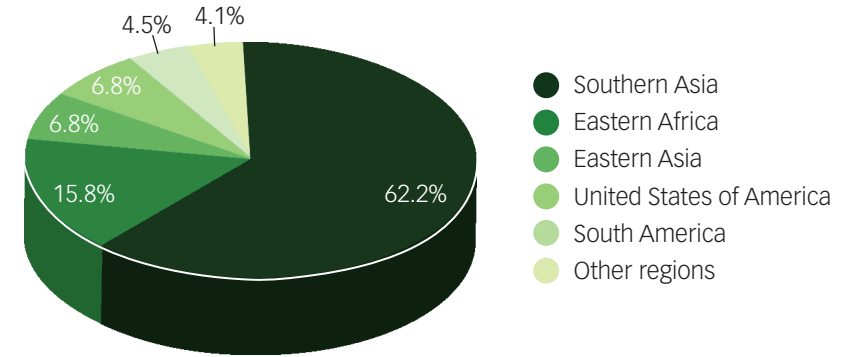
|                 |     |       |
|-----------------|-----|-------|
| South Asian     | 880 | 14.3% |
| Chinese         | 85  | 1.4%  |
| Southeast Asian | 60  | 1.0%  |

## Home Language

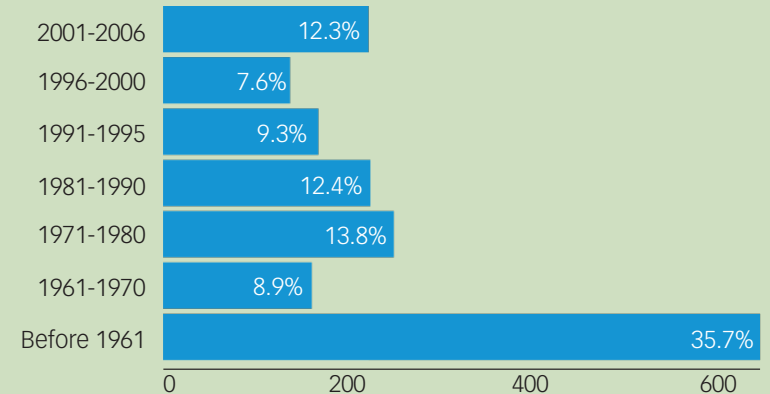


# Diversity

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



## Period of Immigration\*



\* Percent of total immigrant population

## Individual Mobility

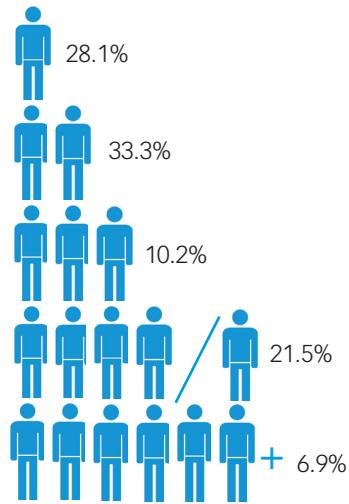
|            | 1 Year | 5 Year |
|------------|--------|--------|
| Non-Movers | 81.6%  | 53.8%  |
| Movers*    | 18.4%  | 46.2%  |

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

# Households

West Clearbrook has a total of 2,259 households. The average number of persons living in a household is 2.6, with one-family households as the dominant type.

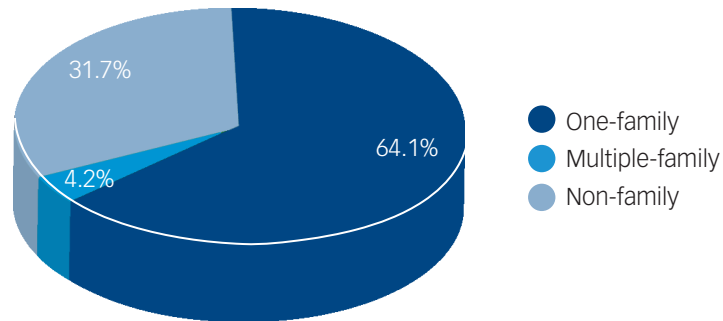
## Size



## 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



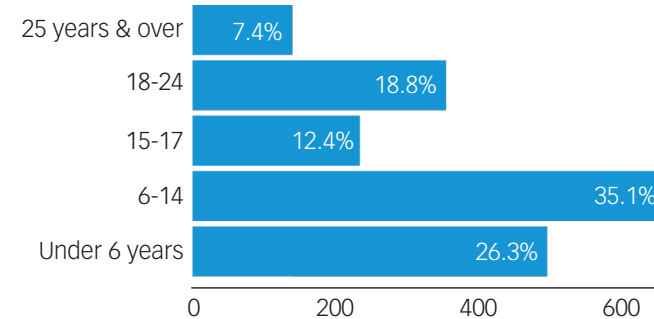
The majority of families in West Clearbrook are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure

|                          |       |       |
|--------------------------|-------|-------|
| Two-parent families      | 1,429 | 87.2% |
| With no children at home | 662   |       |
| With children at home    | 757   |       |
| Single-parent families*  | 210   | 12.8% |

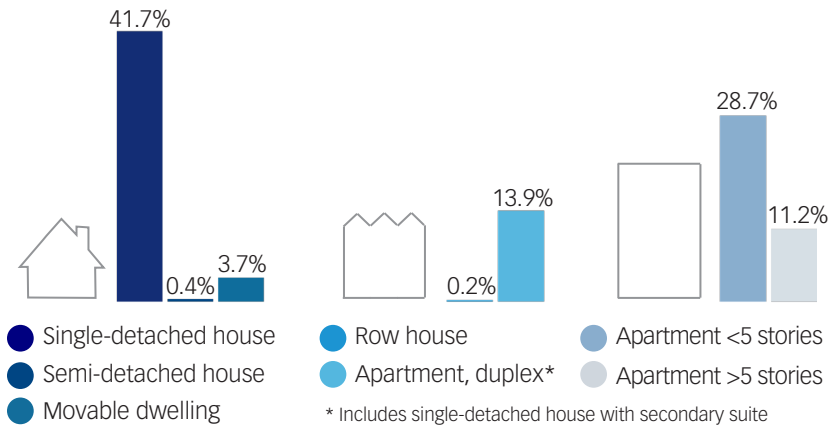
\* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

## Children at Home



# Dwellings

Between 1971 and 1980, slightly more than 30% of residential dwellings in West Clearbrook were constructed. The dominant dwelling type is single-detached houses, and just over two thirds of all dwellings are owned.



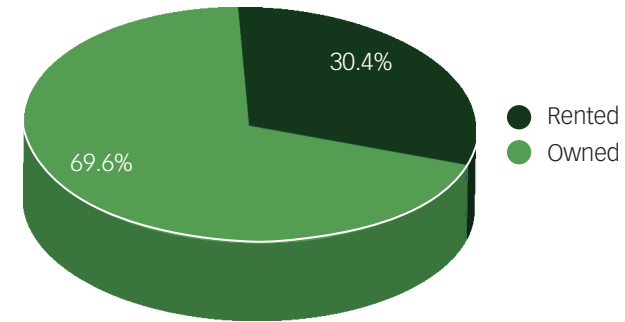
## Construction Period

| Construction Period | Count      | Percentage   |
|---------------------|------------|--------------|
| Before 1946         | 25         | 1.1%         |
| 1946-1960           | 107        | 4.8%         |
| 1961-1970           | 365        | 16.3%        |
| <b>1971-1980</b>    | <b>690</b> | <b>30.9%</b> |
| 1981-1985           | 330        | 14.8%        |
| 1986-1990           | 296        | 13.2%        |
| 1991-1995           | 201        | 9.0%         |
| 1996-2000           | 140        | 6.3%         |
| 2001-2006           | 80         | 3.6%         |

**\$270,608**  
average dwelling value

# Dwellings

## Tenure



## Rented Dwellings

**Average rent: \$842 / month**

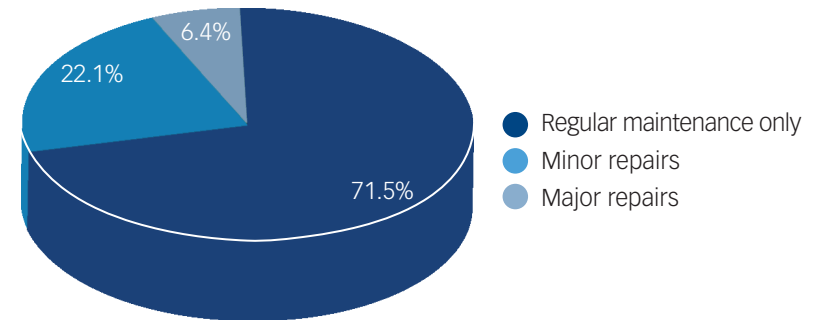
**Spending ≥30% of before tax income on gross rent: 328 / 47.6%**

## Owned Dwellings

**Average owner's major payments: \$996 / month**

**Spending ≥30% of before tax income on major payments: 461 / 29.3%**

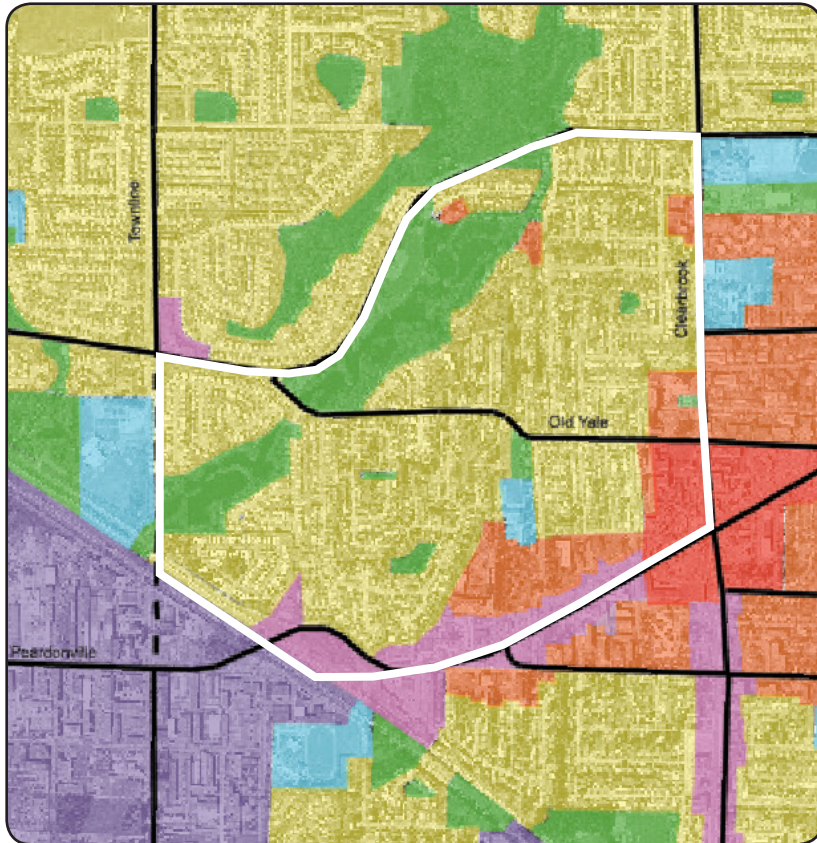
## Maintenance Required\*



\* 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 West Clearbrook focuses on maintaining the general single family home character of the area. Most development will occur along Clearbrook Road and South Fraser Way with higher density commercial and residential development. The intersection of Clearbrook Road and South Fraser Way will retain its commercial and service centre character.

## Landmarks



### Ellwood/Fishtrap Creek Park

Fishtrap Creek was originally built as a large stormwater management facility to minimize the downstream flooding caused by urbanization. The park includes a paved loop that wanders through creeks, wetlands, peninsulas and islands. Section 1 of the Discovery Trail runs through the east side of the park.



### Garden Park Tower

Developed in 1994 and owned by the Clearbrook Golden Age Society, Garden Park Tower contains 111 residential units for retired and semi-retired residents, a cafeteria, hall space and a range of retail and professional and non-profit office space. A significant mixed-use development within the City, Garden Park Tower is located adjacent to Evergreen Village, another high density residential project in West Clearbrook, and contains a neighbourhood park situated above the underground parking garage.



### Clearbrook Plaza

A mixed retail and office development anchoring the northwest corner of South Fraser Way and Clearbrook Road, the Clearbrook Plaza was developed in 1992. Containing over 82,000 sq ft of commercial space, the Plaza is a major shopping destination within the historical Clearbrook town centre area.





Fishtrap Creek Park



Ten-Broock Elementary



Paradise Park



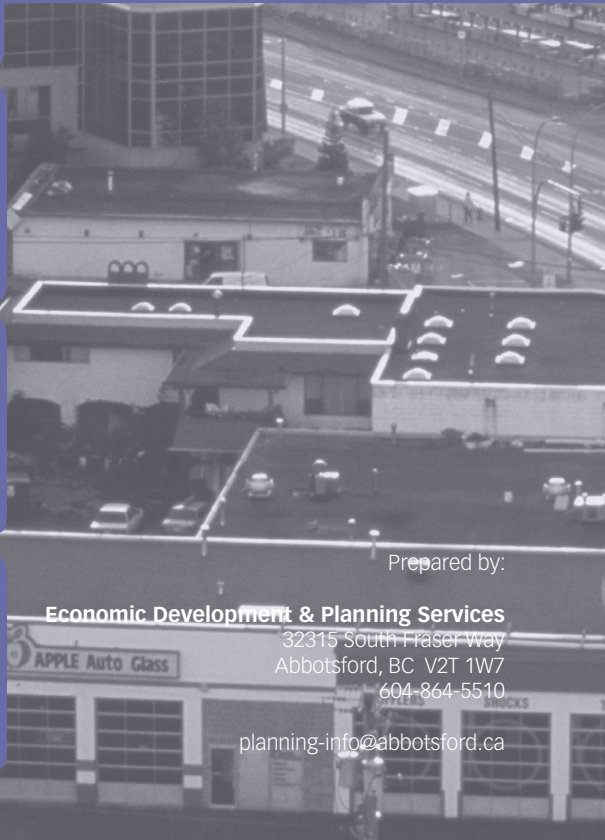
Joshua House



Residential Streets



Single Family Residential



Prepared by:

**Economic Development & Planning Services**

32315 South Fraser way  
Abbotsford, BC V2T 1W7  
604-864-5510

[planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)