



CITY OF ABBOTSFORD

2014 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:

1. 2011 Census
2. 2011 National Household Survey
3. City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/stats

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Fall 2014

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CITY OF ABBOTSFORD

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Please note the data reliability of the voluntary 2011 National Household Survey is not as good 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.

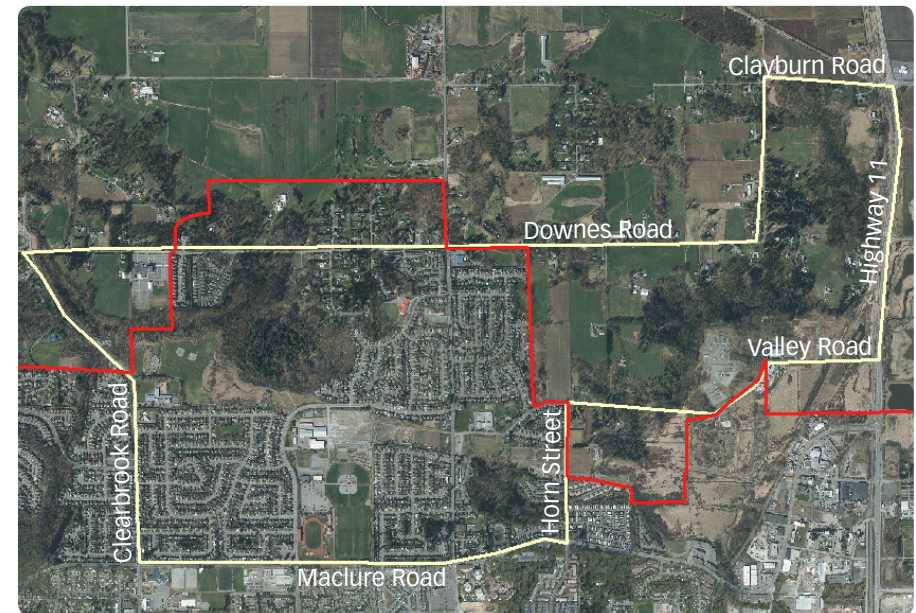
Average Fairfield non-response rate: **42.1%**

Fairfield



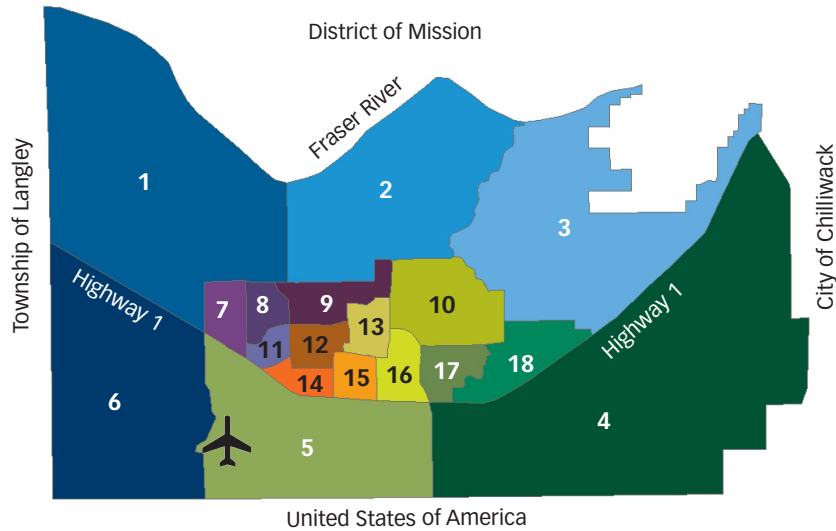
Fairfield is situated in the northern part of the urban area and covers approximately six km². The area has a mix of land uses including residential, agricultural, parks, schools, and some commercial. The majority of land use in Fairfield is residential and agricultural. Landmarks include Exhibition 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 50 to 59 years old. This is closely followed by residents 10 to 19 years old. The largest percentage of immigrants (based on place of birth) have come 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: 34.5%
 Agriculture: 35% Parks: 16.5%
 Institutional: 13.9% Commercial: 0.1%

Population density:

1,520 persons/sq km

Net unit density:

6.1 dwellings/hectare

Median age: 37.5

Dominant age group:

50-59 years
 (14.4% of total population)

% children (<15): 20.0

% seniors (65+): 14.1

Tenure:

rented: 13.8% owned: 86.2%

Dominant dwelling type:
 single-detached house (52.1%)

Dominant construction period:
 1981-1990 (58.6%)

\$19,618

median individual income (before tax)
 (\$26,428 in Abbotsford)

\$80,505

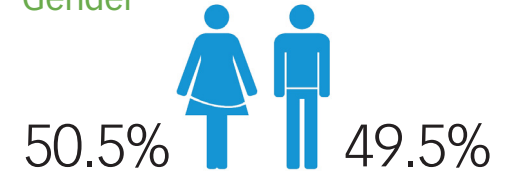
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

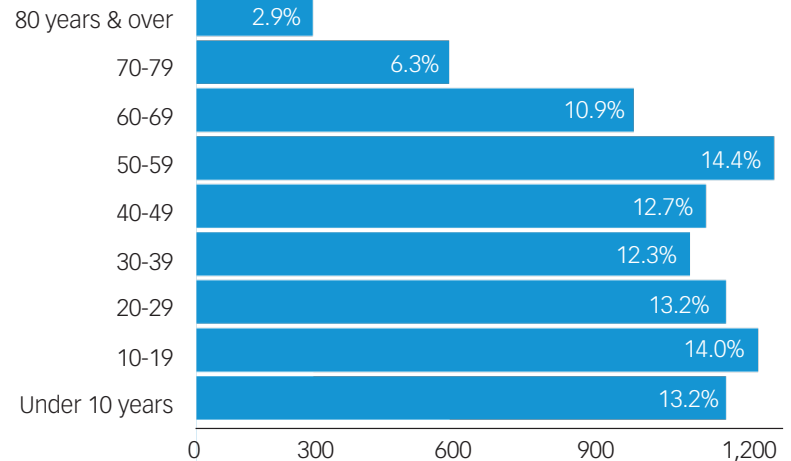


The dominant age group of Fairfield residents is 50 to 59 years old. This is closely followed by residents 10 to 19. Slightly over half of residents are female. By 2035, the population is estimated to reach 9,700.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	9,000	1,520
2011	9,000	1,520
2035	9,700*	1,639*

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 \$100,000 and over. Residents 6 to 18 years of age have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	990	16.4%
\$10,000-\$19,999	1,400	23.3%
\$20,000-\$29,999	915	15.2%
\$30,000-\$39,999	755	12.5%
\$40,000-\$49,999	680	11.3%
\$50,000-\$59,999	335	5.6%
\$60,000 & over	945	15.7%

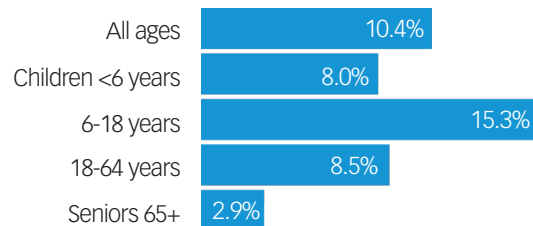
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	10	0.6%
\$10,000-\$29,999	120	6.9%
\$30,000-\$49,999	290	16.6%
\$50,000-\$79,999	455	26.1%
\$80,000-\$99,999	255	14.6%
\$100,000 & over	615	35.2%

* Before tax income

Low Income^{2*}

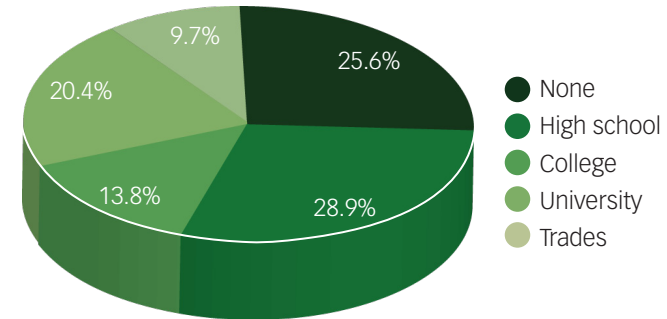


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

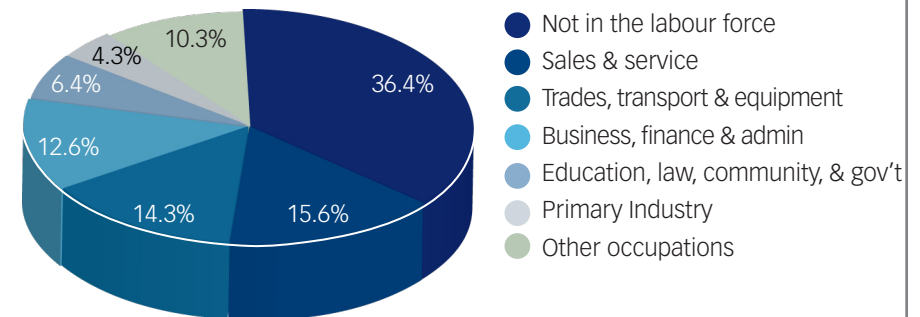
Over 40% of Fairfield residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)

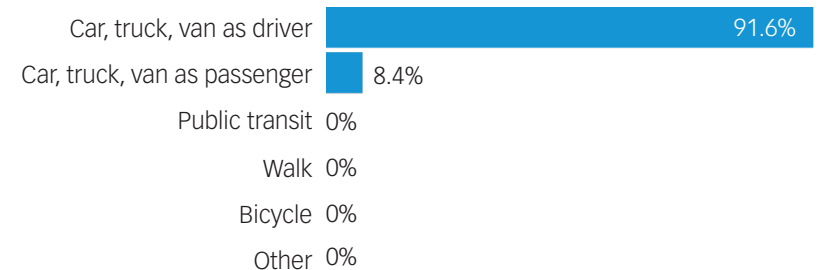


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Fairfield received the most immigrants between 1991 and 2000. The largest percentage of immigrants (based on place of birth) came from Southern Asia. In over half of all households, a non-official language is spoken.



Ethnicity^{2*}

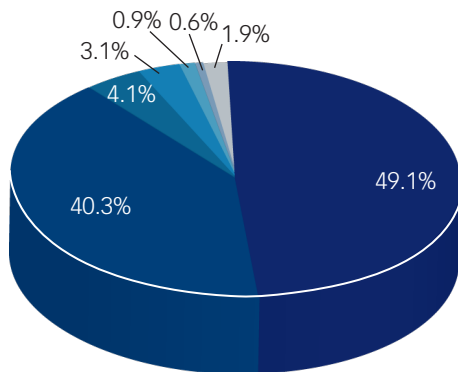
East Indian	3,095	36.4%
English	1,775	20.9%
German	1,500	17.6%
Canadian	1,085	12.8%
Scottish	825	9.7%

* Data includes single and multiple responses

Visible Minority²

South Asian	3,500	41.2%
Southeast Asian	120	1.4%
Chinese	115	1.4%

Language^{2*}



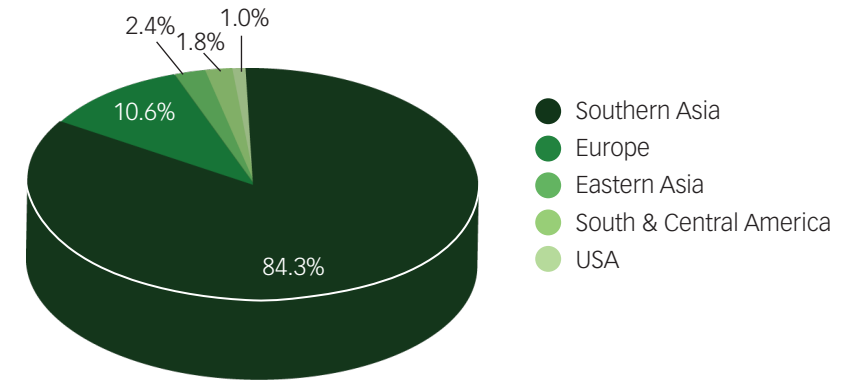
50.9%*
population in households where
a non-official language is spoken

- English &/or French only
- Panjabi (Punjabi)*
- Hindi*
- German*
- Spanish*
- Korean*
- Other*

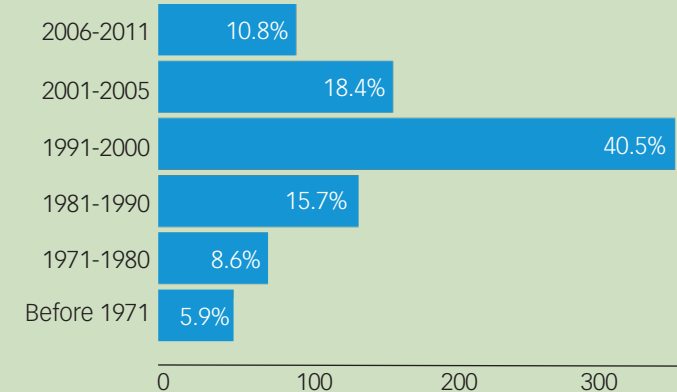
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

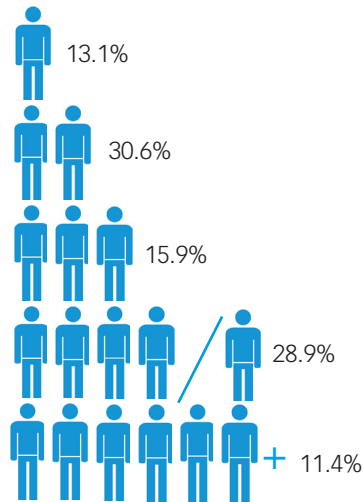
	1 Year	5 Year
Non-Movers	90.4%	64.7%
Movers*	9.6%	35.3%

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

Households

Fairfield has a total of 2,650 households. The average number of persons living in a household is 3.4, with one-family households as the dominant type.

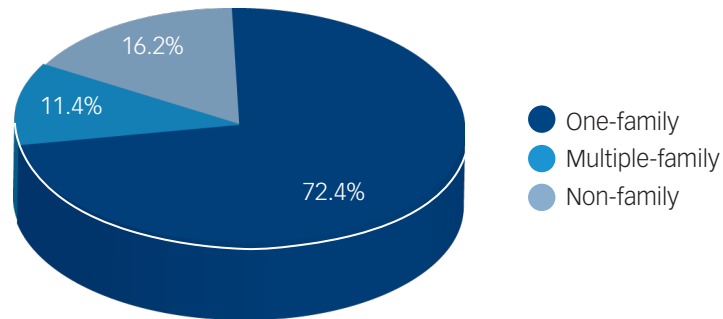
Size¹



Persons/Household¹



Type^{1*}



* 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



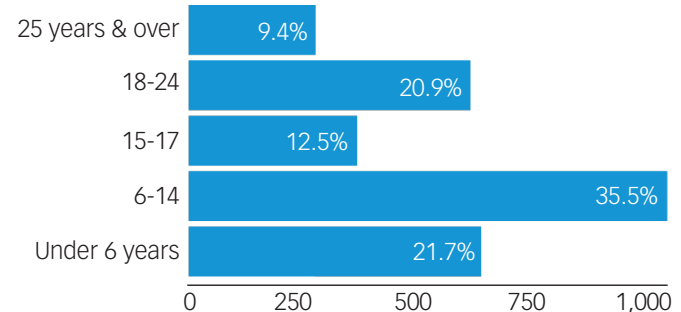
The majority of families in Fairfield are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	2,135	86.8%
With no children at home	920	
With children at home	1,215	
Single-parent families*	325	13.2%

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

Children at Home¹

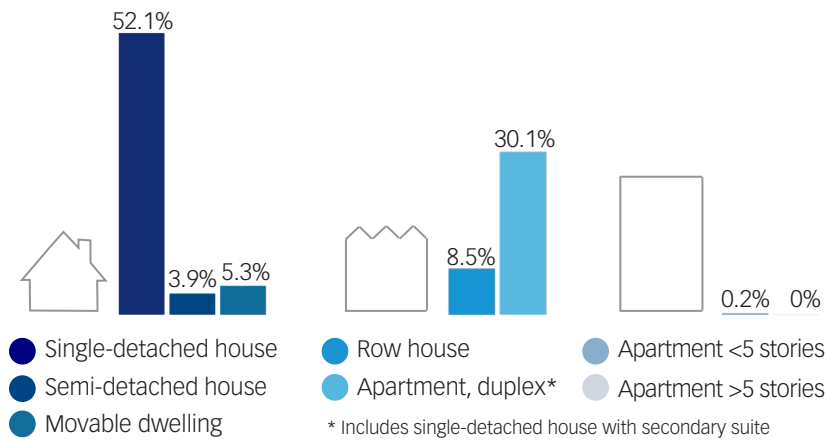


Dwellings

More than half of residential dwellings in Fairfield were constructed between 1981 and 1990. The dominant dwelling type is single-detached houses. The majority of dwellings are owned.



Housing Types¹



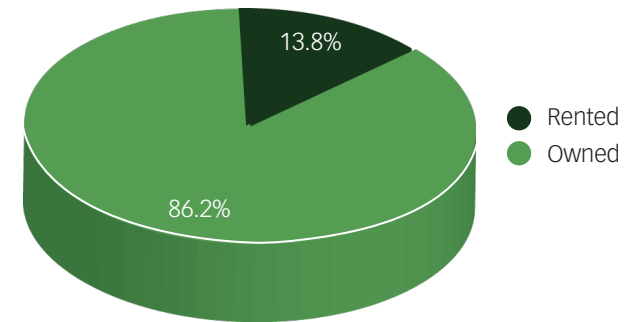
Construction Period^{2*}

Before 1960	0	0.0%
1961-1980	315	13.0%
1981-1990	1,425	58.6%
1991-2000	575	23.7%
2001-2005	90	3.7%
2006-2011	25	1.0%

\$381,206
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$891 / month

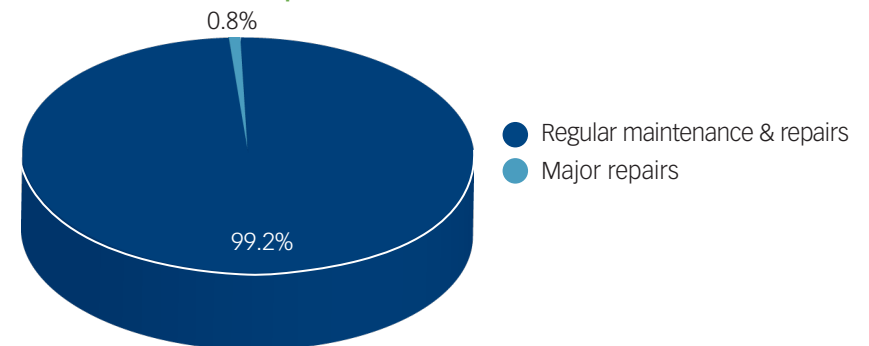
Spending ≥30% of before tax income on gross rent: 16.0%

Owned Dwellings²

Average owner's major payments: \$1,296 / month

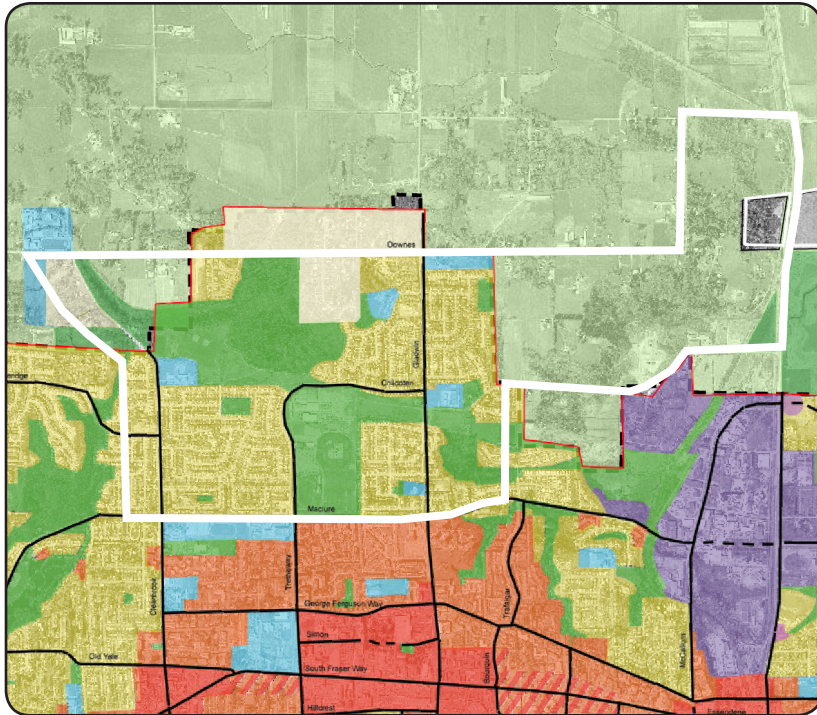
Spending ≥30% of before tax income on major payments: 29.1%

Maintenance Required^{2*}



* 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. The trail is 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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