



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

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:

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

Additional information available:

www.abbotsford.ca/stats

Released:

Fall 2014

Contact Us

CITY OF ABBOTSFORD

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

Note that data from the voluntary 2011 National Household Survey is not as reliable 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.

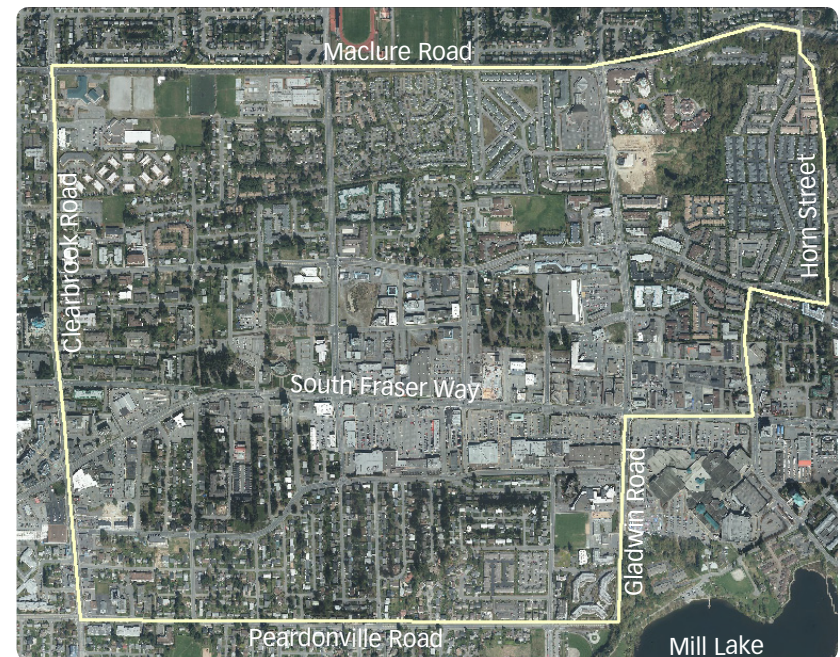
Average Fairfield non-response rate: **40.4%**

Clearbrook Centre



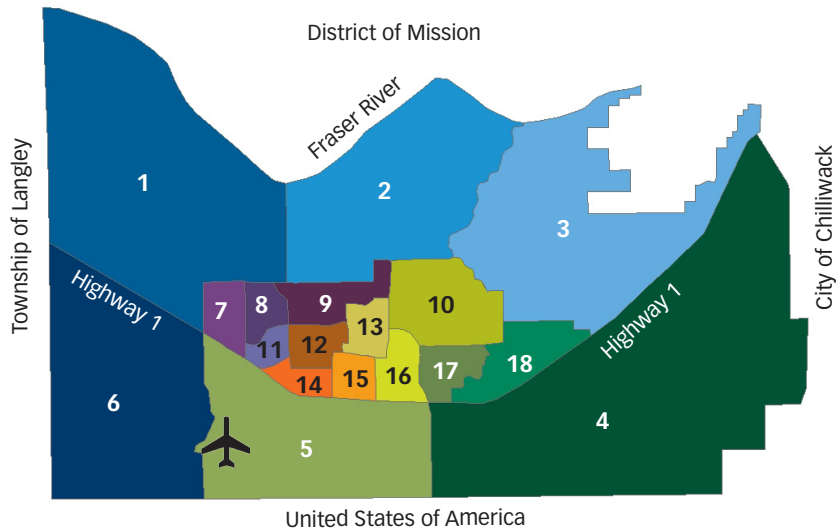
Clearbrook Centre is situated in the central urban core and covers approximately three km². The area has a mix of land uses including residential, commercial, schools, and parks. Landmarks include the civic facilities (City Hall, Matsqui Centennial Auditorium, Clearbrook Library, The Reach Gallery Museum, Abbotsford Fire Rescue Service, and the Abbotsford Police Department), Matsqui Recreation Centre, and Columbia Bible College. The civic facilities serve as a hub in the urban core by providing many amenities and services in one location.

Clearbrook Centre has a population of 12,800, with 60 to 69 years old as the dominant age group, which is closely followed by residents 70 to 79 years of age.



— 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%
 Institutional: 7.1%
 Parks: 8.3% Commercial: 24.3%

Population density:

3,516 persons/km²

Net unit density:

21.2 dwellings/hectare

Tenure:

rented: 23.7% owned: 76.3%

Dominant dwelling type:

apartment <5 stories (60.4%)

Dominant construction period:

1981-1990 (40.3%)

Median age: 52.4

Dominant age group:

60-69
 (13.1% of total population)

% children (<15): 13.2

% seniors (65+): 30.6

\$25,073

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

\$46,067

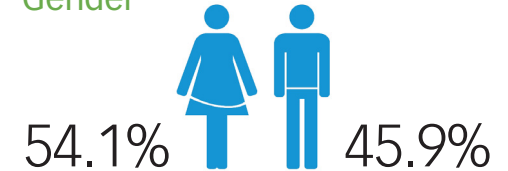
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

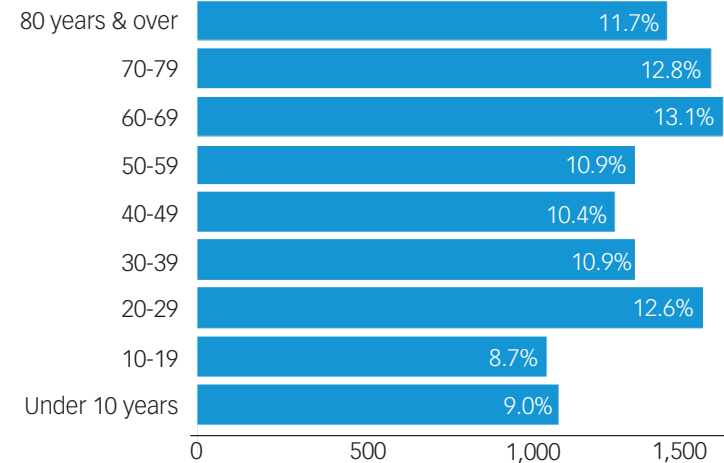


The dominant age group of Clearbrook Centre residents is 60 to 69 years old, followed by residents 70 to 79 years. Almost 55% of residents are female. By 2035, the population is estimated to reach 23,200.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	12,600	3,462
2011	12,800	3,516
2035	23,200*	6,374*

Population figures include Census undercount adjustment

* Estimated

Income

The largest proportion of Clearbrook Centre residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$30,000 and 49,999. Children aged 6 to 18 have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	1,475	15.2%
\$10,000-\$19,999	2,440	25.2%
\$20,000-\$29,999	2,025	20.9%
\$30,000-\$39,999	1,345	13.9%
\$40,000-\$49,999	965	10.0%
\$50,000-\$59,999	690	7.1%
\$60,000 & over	745	7.7%

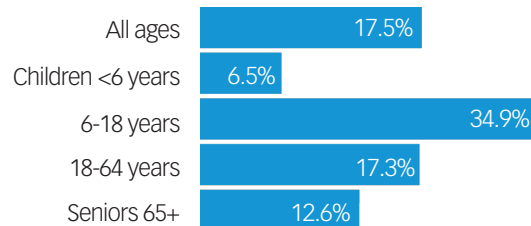
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	55	1.1%
\$10,000-\$29,999	1,200	23.9%
\$30,000-\$49,999	1,690	33.6%
\$50,000-\$69,999	1,270	25.2%
\$70,000-\$89,999	470	9.3%
\$100,000 & over	345	6.9%

* Before tax income

Low Income^{2*}

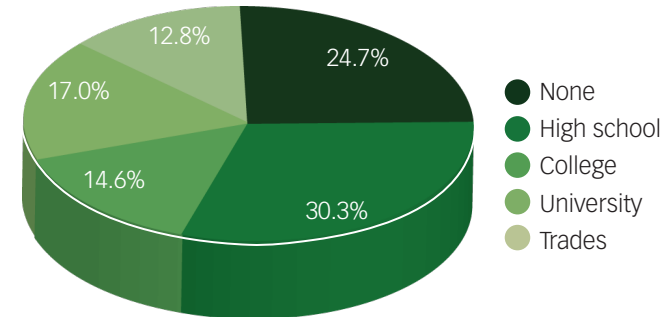


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

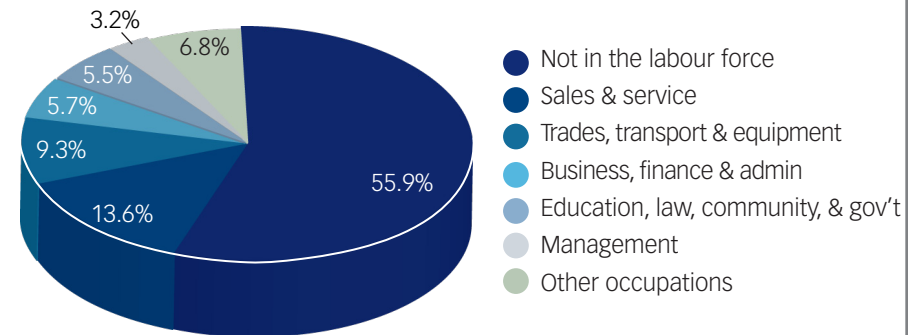
Approximately 45% of Clearbrook Centre residents have some post-secondary education. Residents employed in sales and service occupations make up the largest proportion of those in the labour force. Most residents travel to work by car, truck or van as a driver.

Education² (15 years & over)*

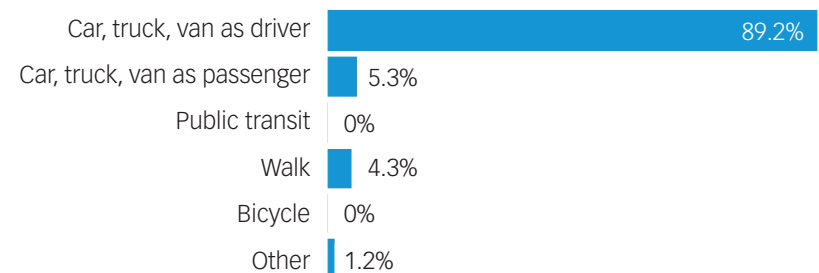


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Clearbrook Centre received the greatest proportion of immigrants before 1971. The largest percentage of immigrants came from Southern Asia. English is the dominant language spoken at home.



Ethnicity^{2*}

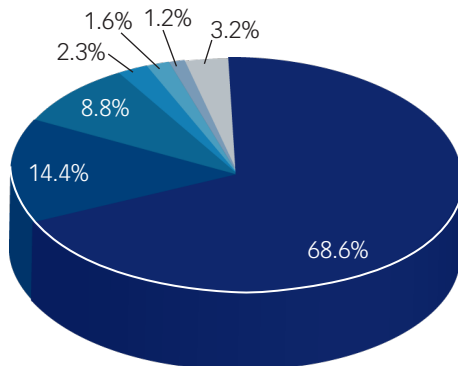
English	2,707	23.2%
German	2,535	21.7%
Canadian	1,791	15.3%
Scottish	1,725	14.8%
East Indian	1,585	13.6%

* Data includes single and multiple responses

Visible Minority²

South Asian	1,620	13.9%
Southeast Asian	245	2.1%
Chinese	221	1.9%

Language²



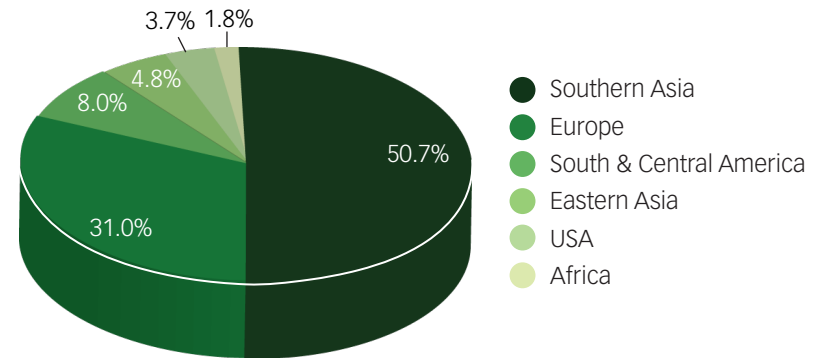
31.4%*
population in households where a non-official language is spoken

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

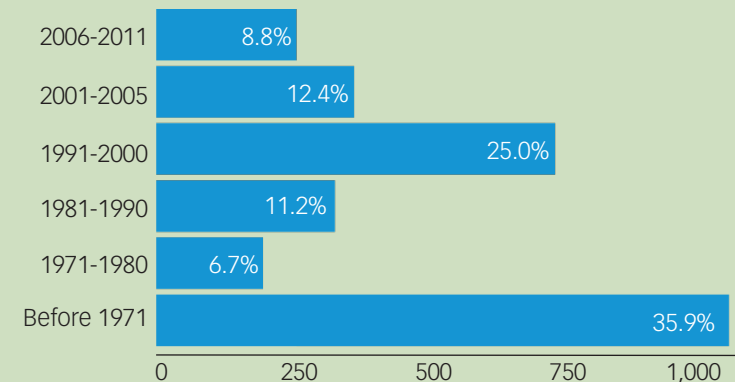
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

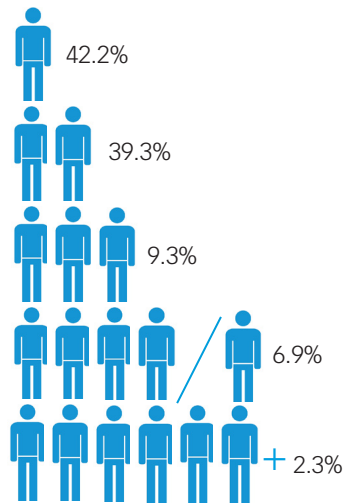
	1 Year	5 Year
Non-Movers	84.1%	51.3%
Movers*	15.9%	48.7%

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

Households

Clearbrook Centre has a total of 5,995 households. The average number of persons living in a household is 2.1, with one-family households as the dominant type.

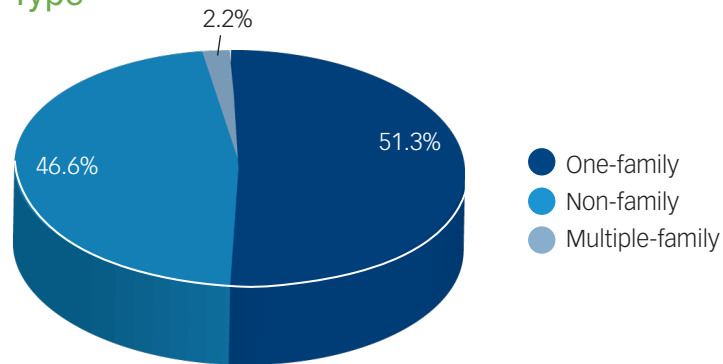
Size¹



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



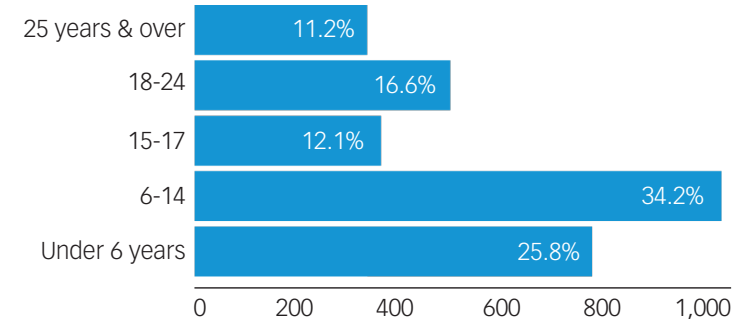
The largest proportion of families in Clearbrook Centre are two-parent with no children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	2,505	80.4%
With no children at home	1,660	
With children at home	845	
Single-parent families*	610	19.6%

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

Children at Home¹

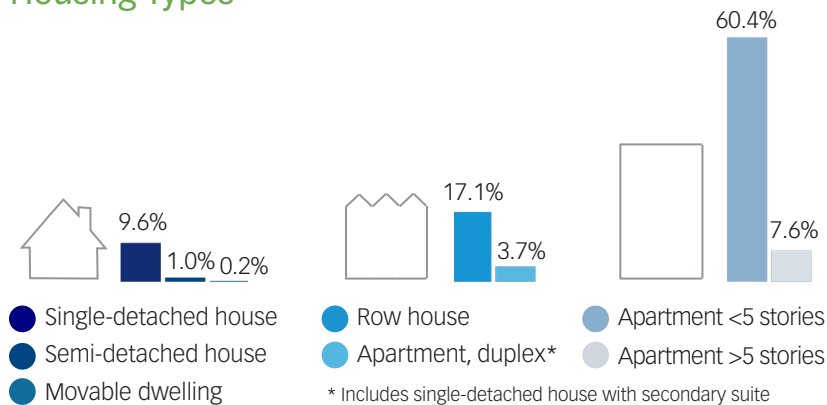


Dwellings

Almost a quarter of all residential dwellings in Clearbrook Centre were constructed between 1981 and 1990, and almost 5% of all dwellings require major repairs. The dominant dwelling type is low rise apartments (less than five stories), and two thirds of all dwellings are owned.



Housing Types¹



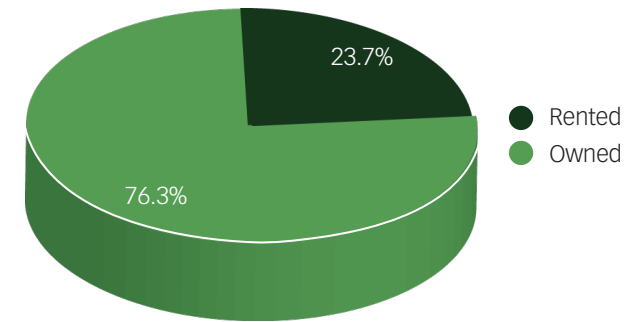
Construction Period²

Construction Period	Count	Percentage
Before 1960	35	0.6%
1961-1980	1,595	27.6%
1981-1990	2,325	40.3%
1991-2000	1,435	24.9%
2001-2005	120	2.1%
2006-2011	260	4.5%

\$254,913
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$879 / month

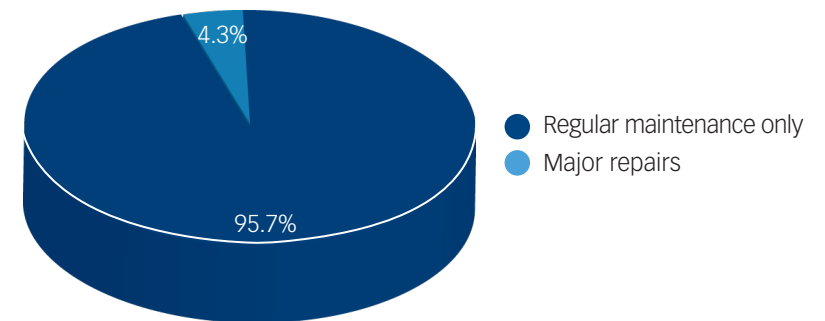
Spending ≥ 30% of before tax income on gross rent: 44.7%

Owned Dwellings²

Average owner's major payments: \$858 / month

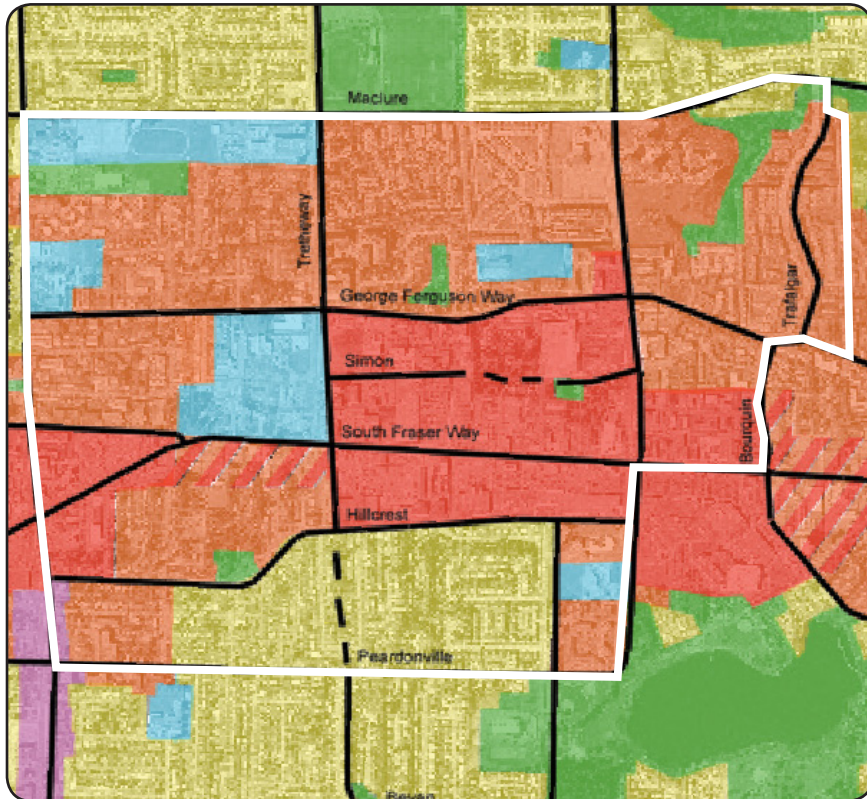
Spending ≥ 30% of before tax income on major payments: 18.3%

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 Clearbrook Centre places significant emphasis on high density residential and commercial development with the population projected to grow substantially over the next 20 years. The area along South Fraser Way will be served by a primary transit priority corridor that will enhance its status as the major service centre for the city. The civic facilities, including City Hall, Matsqui Centennial Auditorium, Clearbrook Library, The Reach Gallery Museum, Fire Rescue Service, and Police Department, will anchor the area between Trethewey Street, South Fraser Way, and George Ferguson Way.

Landmarks



Civic Precinct

Civic facilities include City Hall, Matsqui Centennial Auditorium, Clearbrook Library, The Reach Gallery Museum, Abbotsford Fire Rescue Service, and the Police Department. These multi-use facilities serve as important resources for visitors and residents.



Matsqui Recreation Centre

The Matsqui Recreation Centre has a variety of amenities including an ice arena, wave pool, sauna, steam room, aerobics and weight room, and senior's centre. This recreation centre is open to all residents but mainly serves residents from central and western areas of the city.



The Reach Gallery Museum

The Reach is a 20,000 sq ft facility including an exhibition hall and multi-purpose rooms. The building is LEED certified in environmental design. The mission is to be the centre of cultural and creative innovation in the Fraser Valley. The Reach is committed to preserving and sharing the stories of our rich and diverse cultural heritage.



Columbia Bible College

Columbia Bible College was founded in 1936 and is one of the premiere Christian institutions in Canada. The institution offers Bachelor of Arts Degrees, Diplomas, and Certificates to over 500 enrolled students.



Cascade Green



Spud Murphy Park



Civic Precinct



The Brownstones



The Laurelwood



Howe Middle School

Prepared by:

CITY OF ABBOTSFORD

Planning & Development Services

32315 South Fraser Way

Abbotsford, BC, V2T 1W7

604-864-5510

planning-info@abbotsford.ca