



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

Released:

Fall 2014

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CITY OF ABBOTSFORD

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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.

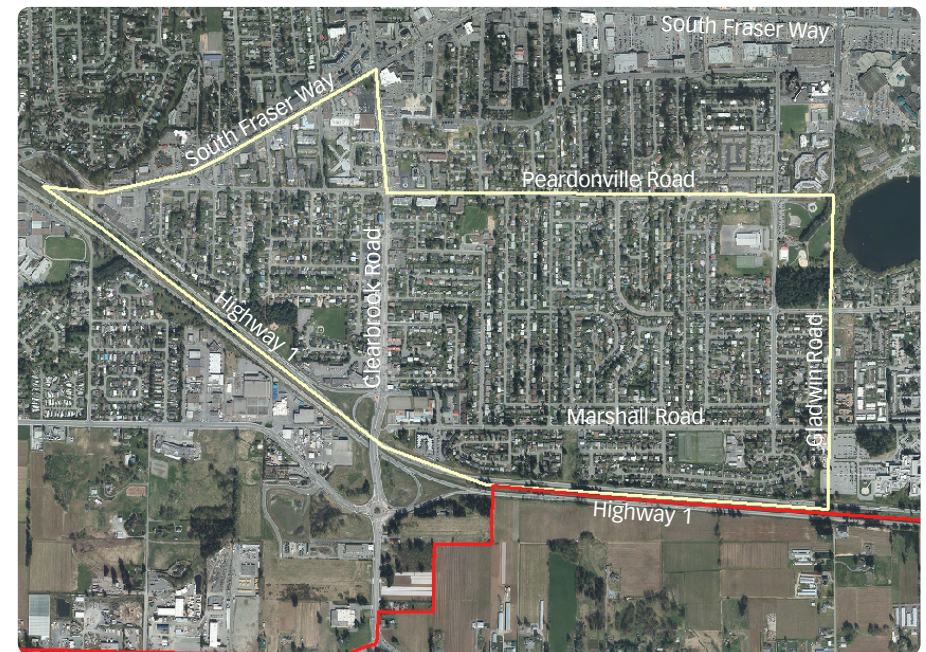
Average South Clearbrook non-response rate: **45.7%**

South Clearbrook



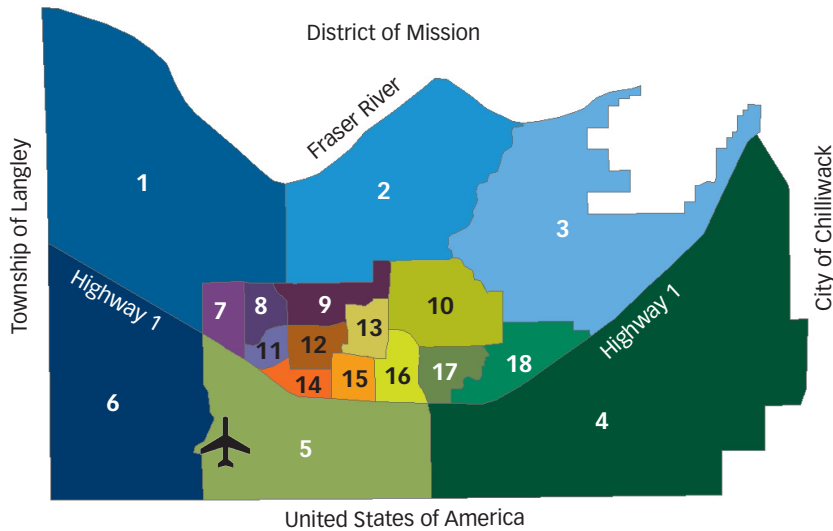
South Clearbrook is situated in the southwest urban core and covers approximately two km². The area has a mix of land uses including residential, commercial, schools, and parks. Most commercial is located along Clearbrook Road and offers a variety of shops and services. Landmarks include the MSA Arena, Red Apple Food Store, Grant Park, and Mill Lake Park.

The dominant age group of South Clearbrook residents is 40 to 49 years old. Forty three percent of dwellings are single-detached houses. Over 60% of all dwellings in South Clearbrook 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: 72.5%
 Institutional: 12.1%
 Parks: 6.9% Commercial: 8.5%

Population density:

3,679 persons/km²

Net unit density:

12.6 dwellings/hectare

Tenure:

rented: 36.2% owned: 63.8%

Dominant dwelling type:

single-detached house (42.7%)

Dominant construction period:

1961-1980 (67.5%)

Median age: 35.5

Dominant age group:

40 to 49 years
 (14.6% of total population)

% children (<15): 20.7

% seniors (65+): 12.3

\$24,104

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

\$60,710

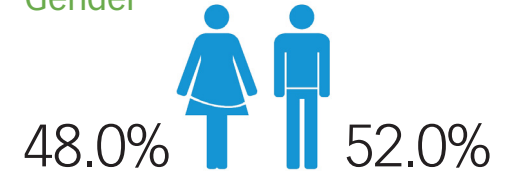
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

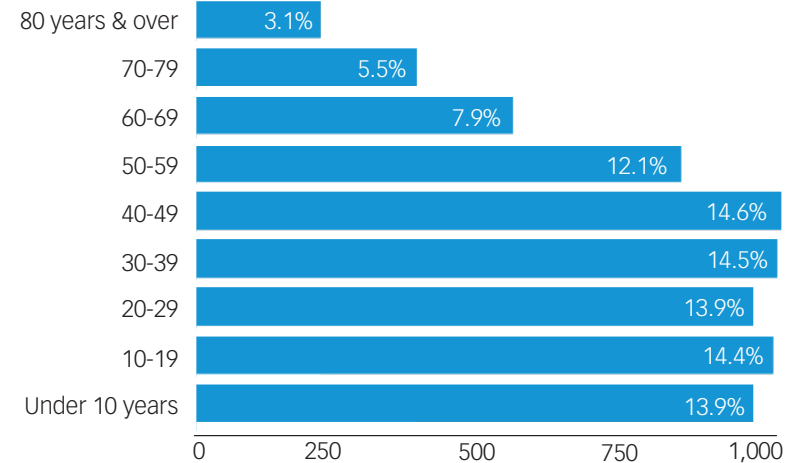


The dominant age group of South Clearbrook residents is 40 to 49 years. This is closely followed by residents 30 to 39 years. Slightly over half of the residents are male. By 2035, the population is estimated to reach 10,100.

Gender¹



Age¹



Growth³

| Year | Population | Density (persons/sq km) |
|------|------------|-------------------------|
| 2006 | 7,800 | 3,679 |
| 2011 | 7,800 | 3,679 |
| 2035 | 10,100* | 4,764* |

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 \$50,000 and 79,999. Children between 6 to 18 years have the highest incidence of low income.



Individual Income^{2*}

| | | |
|-------------------|-------|-------|
| Under \$10,000 | 925 | 19.1% |
| \$10,000-\$19,999 | 1,225 | 25.3% |
| \$20,000-\$29,999 | 990 | 20.5% |
| \$30,000-\$39,000 | 545 | 11.3% |
| \$40,000-\$49,000 | 430 | 8.9% |
| \$50,000-\$59,000 | 325 | 6.7% |
| \$60,000 & over | 395 | 8.2% |

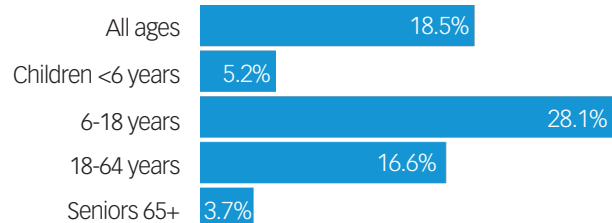
* 15 years and over, before tax income

Household Income^{2*}

| | | |
|-------------------|-----|-------|
| Under \$10,000 | 0 | 0.0% |
| \$10,000-\$29,999 | 180 | 13.4% |
| \$30,000-\$49,999 | 300 | 22.4% |
| \$50,000-\$79,999 | 415 | 31.0% |
| \$80,000-\$99,999 | 250 | 18.7% |
| \$100,000 & over | 195 | 14.6% |

* Before tax income

Low Income^{2*}

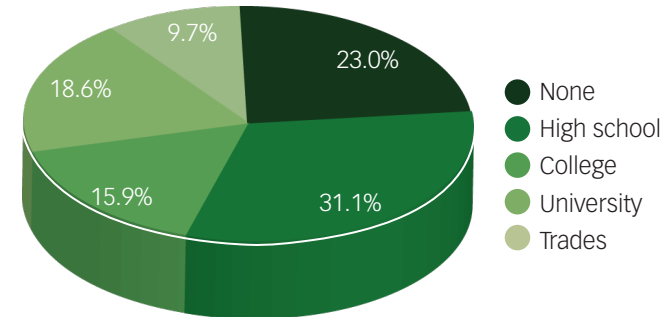


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

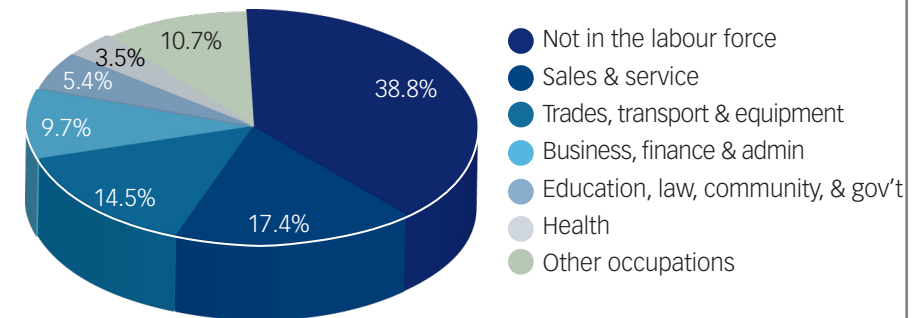
Almost half of South Clearbrook residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)*

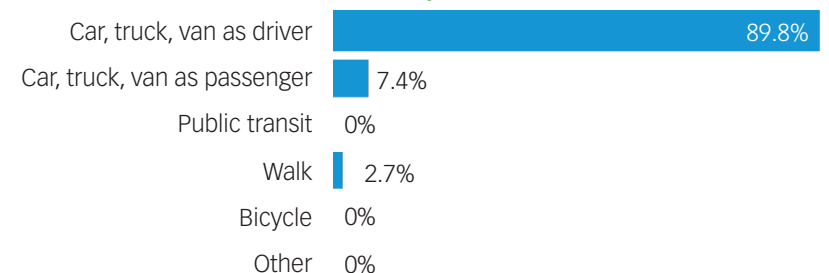


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

South Clearbrook received the most immigrants between 1991 and 2000. The largest percentage of immigrants (based on place of birth) came from South Asia. English is the dominant language spoken at home.



Ethnicity^{2*}

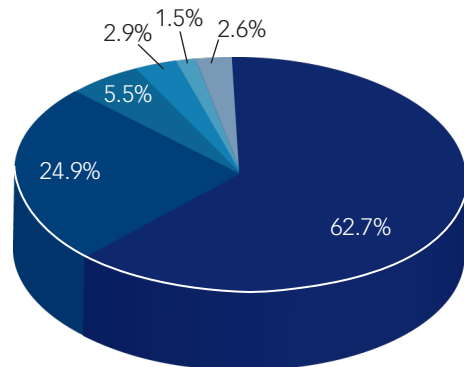
| | | |
|-------------|-------|-------|
| East Indian | 1,895 | 25.6% |
| English | 1,665 | 22.5% |
| Canadian | 1,645 | 22.2% |
| German | 1,575 | 21.3% |
| Scottish | 1,160 | 15.7% |

* Data includes single and multiple responses

Visible Minority²

| | | |
|-------------|-------|-------|
| South Asian | 2,070 | 28.0% |
| Chinese | 70 | 0.9% |
| Korean | 40 | 0.5% |

Language²



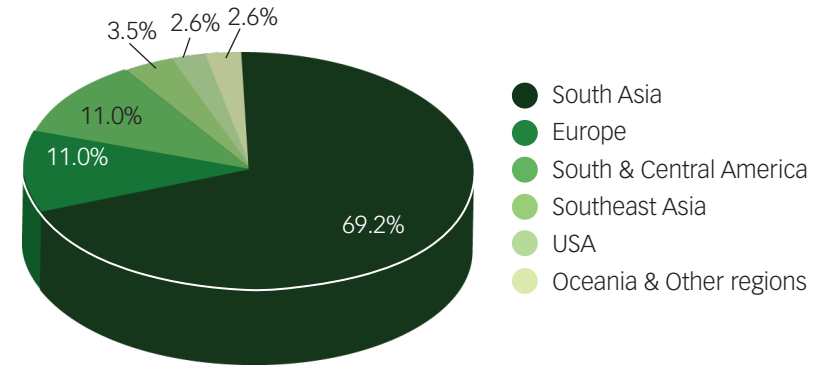
37.3%*
population in households where a non-official language is spoken

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

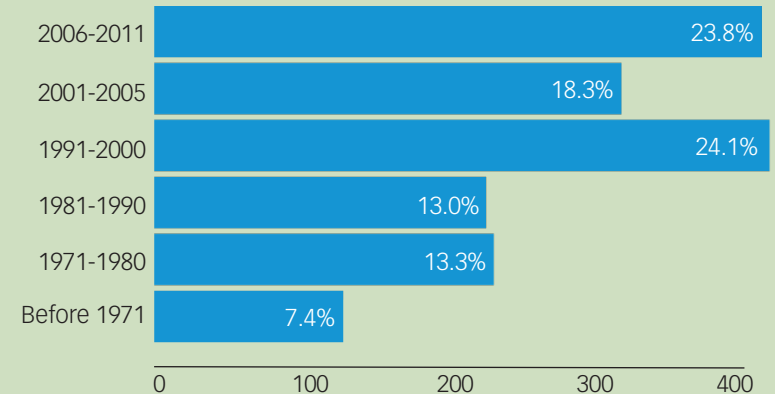
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

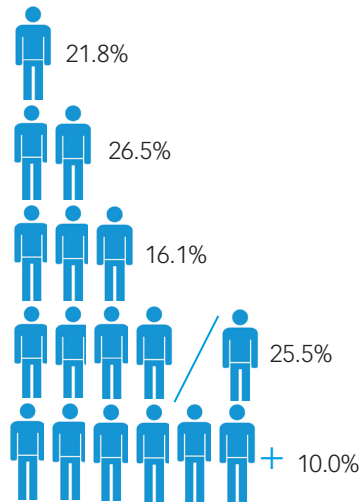
| | 1 Year | 5 Year |
|------------|--------|--------|
| Non-Movers | 84.0% | 52.4% |
| Movers* | 16.0% | 47.6% |

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

Households

South Clearbrook has a total of 2,455 households. The average number of persons living in a household is 3.1, with one-family households as the dominant type.

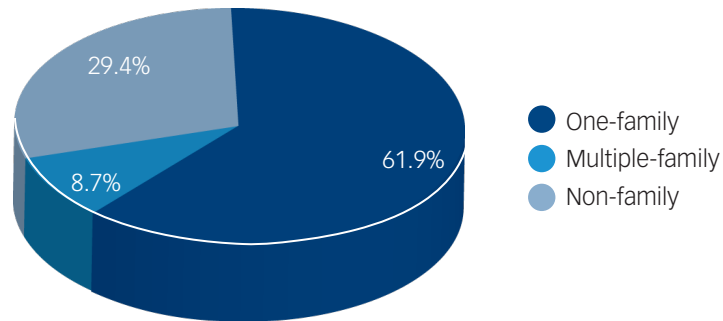
Size¹



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



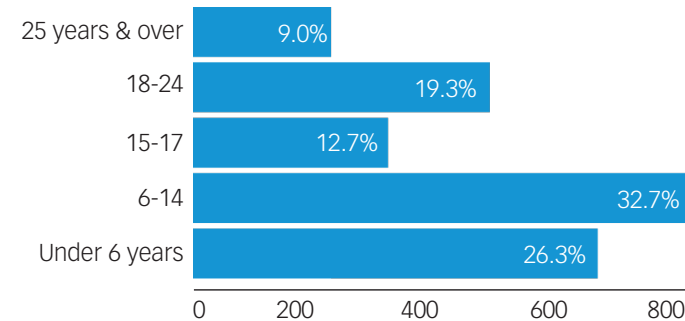
The majority of families in South Clearbrook are two-parent with children at home. Of those with children living at home, 6 to 14 years is the dominant age group.

Structure¹

| | | |
|--------------------------|-------|-------|
| Two-parent families | 1,665 | 82.2% |
| With no children at home | 570 | |
| With children at home | 900 | |
| Single-parent families* | 360 | 17.8% |

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

Children at Home¹

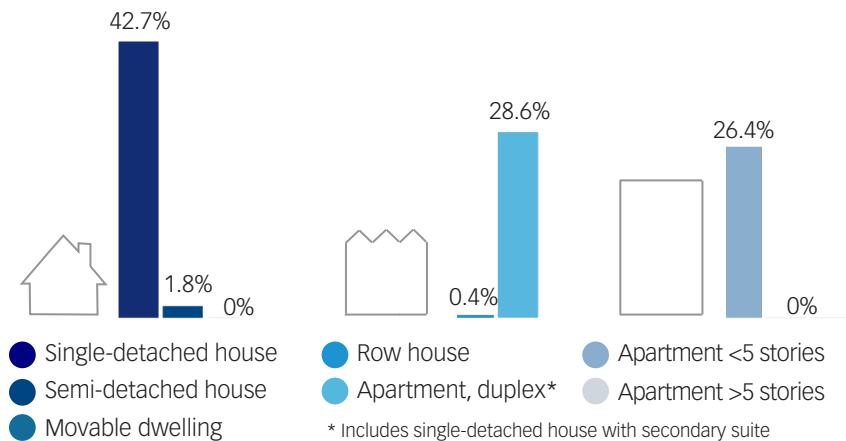


Dwellings

Almost half of all residential dwellings in South Clearbrook were constructed between 1961 and 1980. The dominant dwelling type is single-detached houses. Almost two thirds of all dwellings are owned.



Housing Types¹



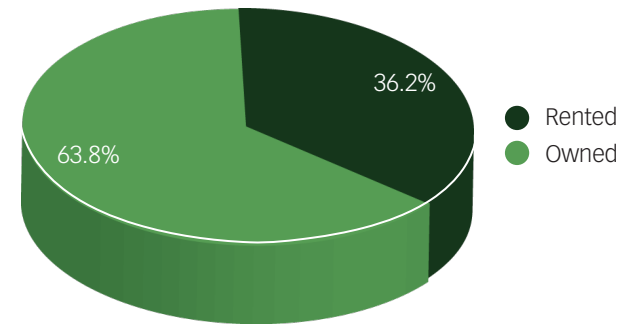
Construction Period²

| Construction Period | Count | Percentage |
|---------------------|--------------|--------------|
| 1960 or before | 110 | 4.6% |
| 1961 to 1980 | 1,620 | 67.5% |
| 1981 to 1990 | 455 | 19.0% |
| 1991 to 2000 | 200 | 8.3% |
| 2001 to 2005 | 15 | 0.6% |
| 2006 to 2011 | 0 | 0.0% |

\$358,843
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$954 / month

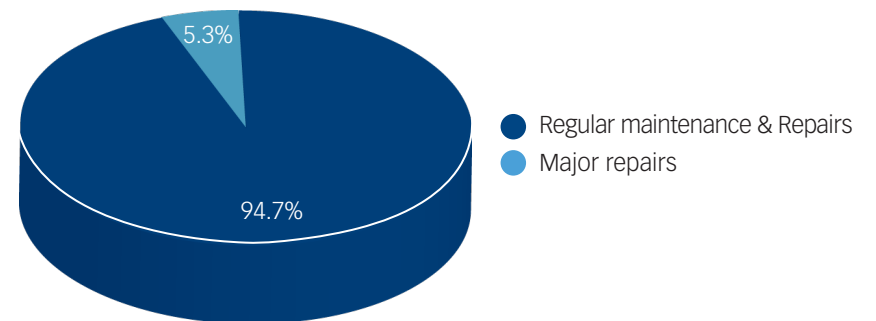
Spending ≥30% of before tax income on gross rent: 26.7%

Owned Dwellings²

Average owner's major payments: \$1,153 / month

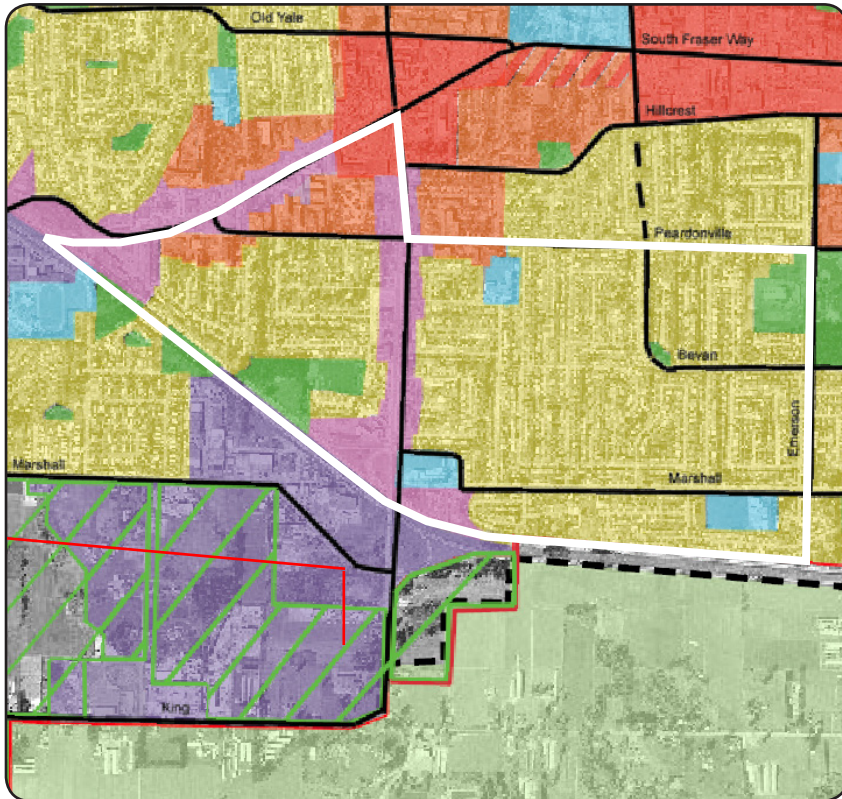
Spending ≥30% of before tax income on major payments: 24.0%

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 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 popular spray park uses water from a dedicated well which is directed to a rock pit recharging the aquifer.



Aspen Court



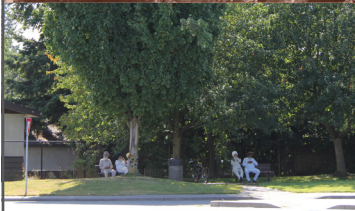
Dogwood Manor



Dornick Park Elementary



Meadow Fair



Pearndonville Park



Single Family Residential



Prepared by:

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