



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](http://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 Old Clayburn non-response rate: **24.7%**

# Old Clayburn



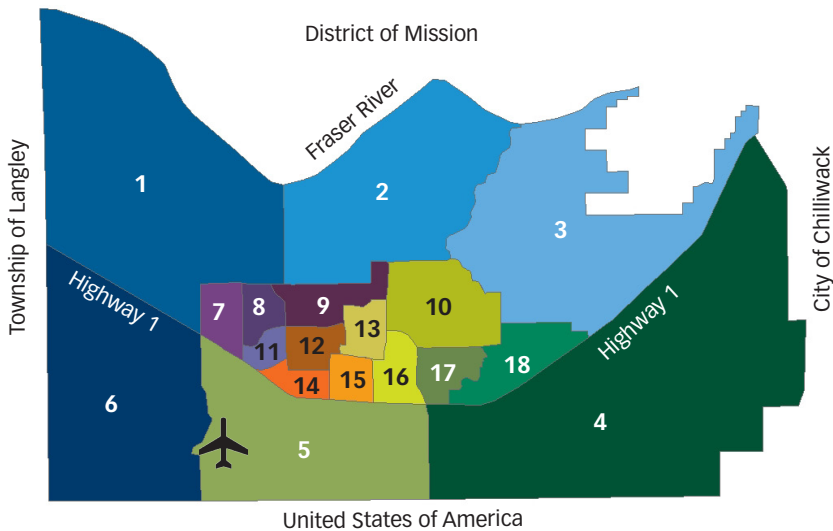
Old Clayburn is situated on the eastern edge of the urban area and covers approximately 13 km<sup>2</sup>. The area has a mix of land uses including residential, schools and parks, with almost one-third agriculture. The area is largely made up of single family houses, including hillside development, which has increased significantly in the past few years. Landmarks include MarketPlace IGA, Willband Creek Park, Clayburn Village, and Clayburn Village Store.

The dominant age group of Old Clayburn residents is 10 to 19 years. This is followed by residents 40 to 49 years. Approximately half of Old Clayburn residents have some post-secondary education. The majority of dwellings 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         | <b>10. Old Clayburn</b> | 15. Mill Lake         |                       |

### Land use:

Residential: 61.3% Agricultural: 23.4%  
 Parks: 9.2% Institutional: 5.3%  
 Commercial: 0.6% Industrial: 0.2%

### Population density:

1,312 persons/sq km

### Net unit density:

5.1 dwellings/hectare

### Tenure:

rented: 12.2% owned: 87.8%

### Dominant dwelling type:

single-detached house (65.9%)

### Dominant construction period:

1991-2000 (29.2%)

### Median age: 37

### Dominant age group:

10-19  
 (17.4% of total population)

% children (<15): 22.0

% seniors (65+): 7.9

### \$34,404

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

### \$88,704

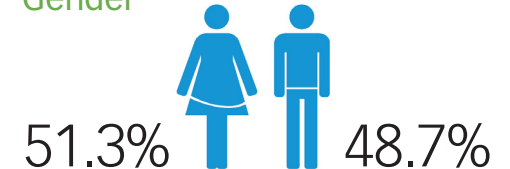
median household income (before tax)  
 (\$62,350 in Abbotsford)

# Population

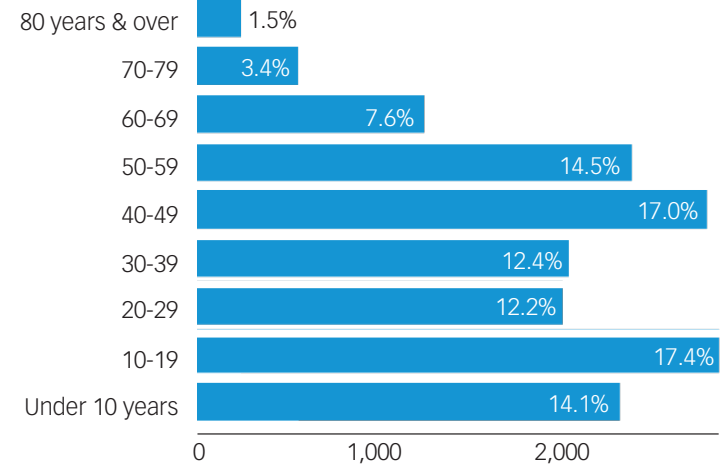


The dominant age group of Old Clayburn residents is 10 to 19 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 22,500.

### Gender<sup>1</sup>



### Age<sup>1</sup>



### Growth<sup>3</sup>

Year	Population	Density (persons/sq km)
2006	15,600	1,211
2011	16,900	1,312
2035	22,500*	1,747*

Population figures include Census undercount adjustment

\* Estimated

## Income

The largest proportion of Old Clayburn residents 15 years and over earn \$60,000 and over annually, while households earn \$100,000 and over. Children 6 to 18 years old have the highest incidence of low income.



### Individual Income<sup>2\*</sup>

Under \$10,000	2,135	17.2%
\$10,000-\$19,999	1,795	14.5%
\$20,000-\$29,999	1,400	11.3%
\$30,000-\$39,999	1,255	10.1%
\$40,000-\$49,999	1,140	9.2%
\$50,000-\$59,999	855	6.9%
\$60,000 & over	3,840	30.9%

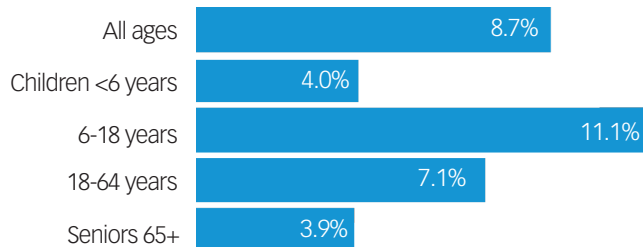
\* 15 years and over, before tax income

### Household Income<sup>2\*</sup>

Under \$10,000	0	0.0%
\$10,000-\$29,999	190	4.4%
\$30,000-\$49,999	360	8.4%
\$50,000-\$79,999	910	21.2%
\$80,000-\$99,999	705	16.5%
\$100,000 & over	2,120	49.5%

\* Before tax income

### Low Income<sup>2\*</sup>

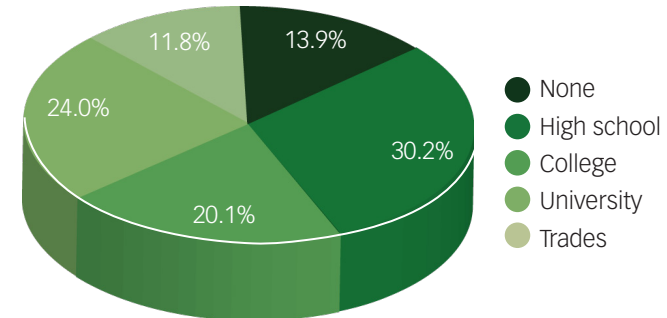


\* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

## Education & Labour

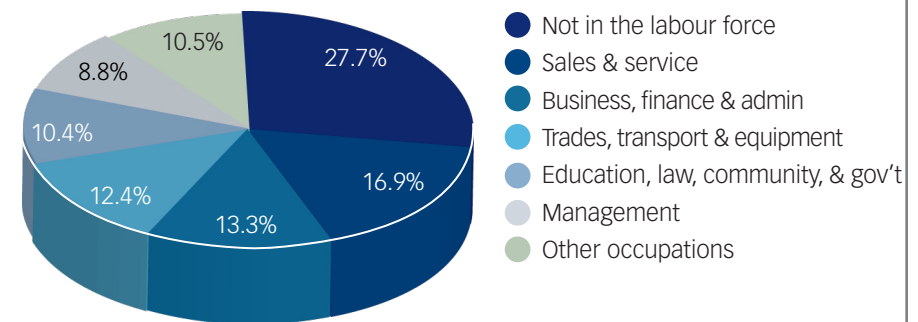
Over half of Old Clayburn residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

### Education<sup>2</sup> (15 years & over)\*

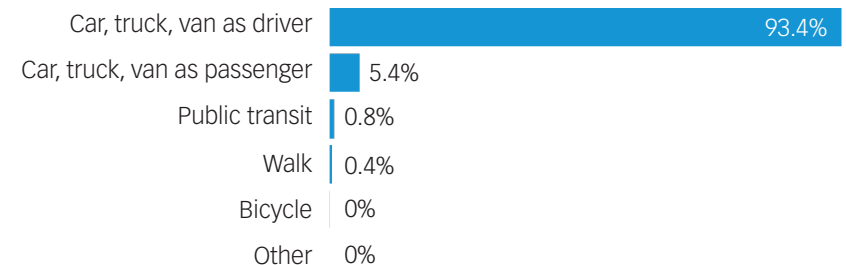


\* Highest level of education completed

### Labour Force<sup>2</sup> (15 years & over)



### Mode of Travel to Work<sup>2</sup> (15 years & over)



# Diversity

Old Clayburn received the greatest proportion of immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from Europe. English is the dominant language spoken.



## Ethnicity<sup>2\*</sup>

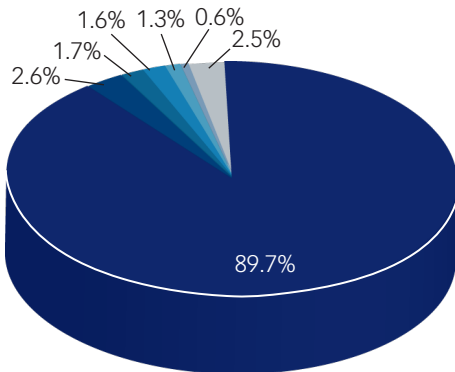
English	4,930	30.3%
Canadian	3,805	23.4%
German	3,805	23.4%
Scottish	3,270	20.1%
Irish	2,850	17.5%

\* Data includes single and multiple responses

## Visible Minority<sup>2</sup>

South Asian	485	3.0%
Korean	285	1.8%
Chinese	260	1.6%

## Language<sup>2</sup>



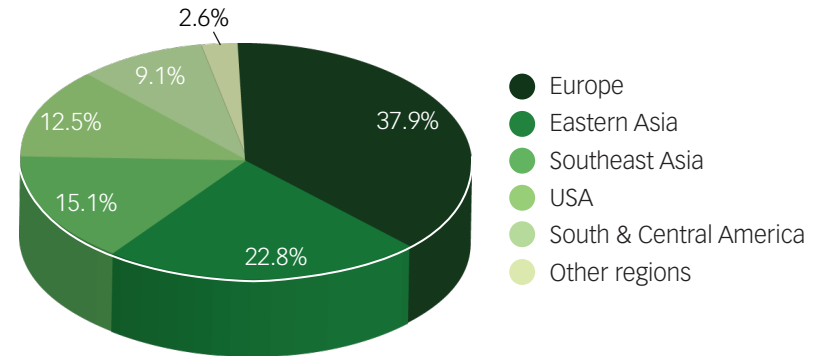
10.3%\*  
population in households where  
a non-official language is spoken

- English &/or French only
- German\*
- Korean\*
- Panjabi\*
- Spanish\*
- Chinese\*
- Other\*

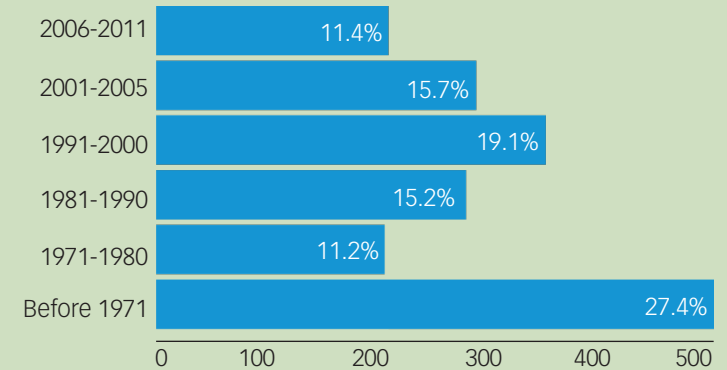
\* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

# Diversity

## Immigration by Place of Birth<sup>2</sup>



## Period of Immigration<sup>2\*</sup>



\* Percent of total immigrant population

## Individual Mobility<sup>2</sup>

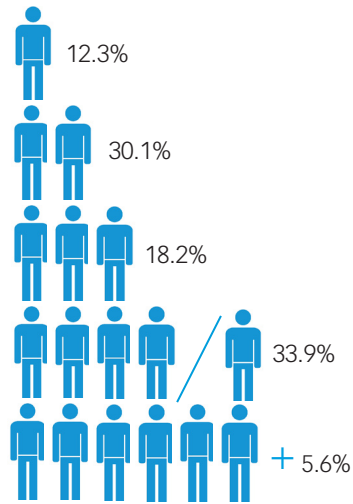
	1 Year	5 Year
Non-Movers	89.6%	57.6%
Movers*	10.4%	42.4%

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

# Households

Old Clayburn has a total of 5,275 households. The average number of persons living in a household is 3.1, with one-family households as the dominant type.

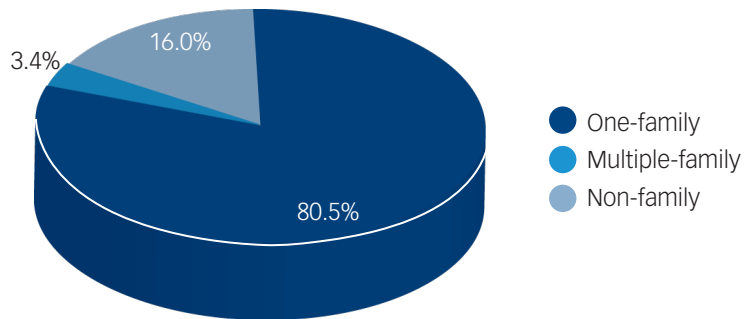
## Size<sup>1</sup>



## Persons/Household<sup>1</sup>



## Type<sup>1\*</sup>



\* 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



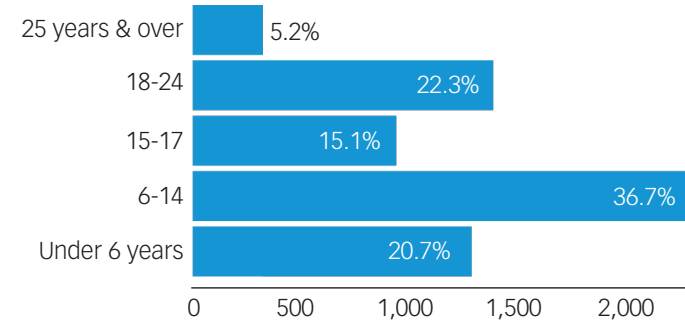
The majority of families in Old Clayburn are two-parent with children living at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

## Structure<sup>1</sup>

Two-parent families	3,550	88.9%
With no children at home	1,270	
With children at home	2,270	
Single-parent families*	445	11.1%

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

## Children at Home<sup>1</sup>

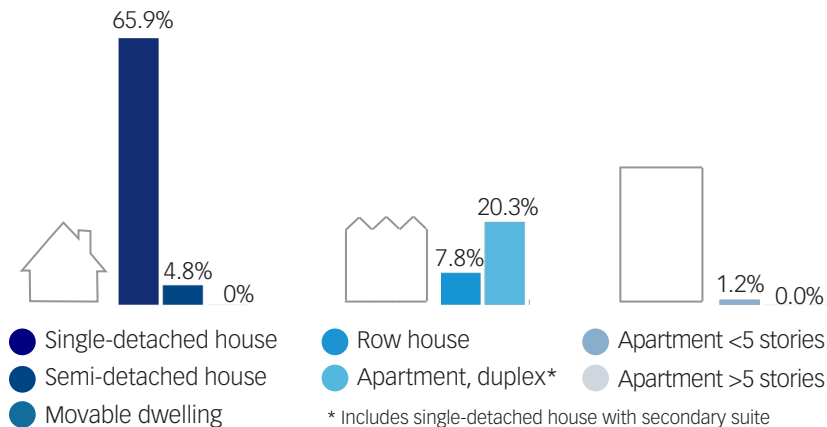


# Dwellings

Between 1991 and 2000, the majority of residential dwellings in Old Clayburn were constructed. The dominant dwelling type single family residential houses. Almost 90% of dwellings are owned.



## Housing Types<sup>1</sup>



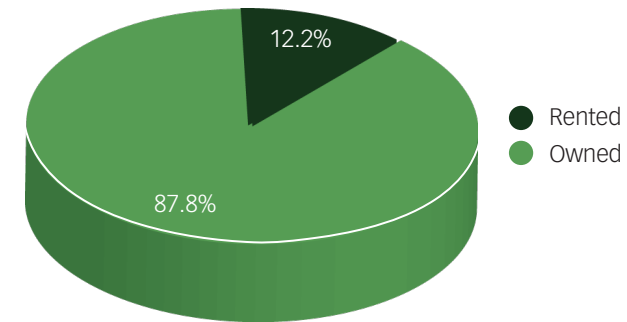
## Construction Period<sup>2</sup>

Construction Period	Count	Percentage
Before 1960	20	0.4%
1961-1980	1,105	21.7%
1981-1990	1,285	25.2%
<b>1991-2000</b>	<b>1,490</b>	<b>29.2%</b>
2001-2005	745	14.6%
2006-2011	450	8.8%

**\$447,501**  
average dwelling value<sup>2</sup>

# Dwellings

## Tenure<sup>2</sup>



## Rented Dwellings<sup>2</sup>

**Average rent: \$1,111 / month**

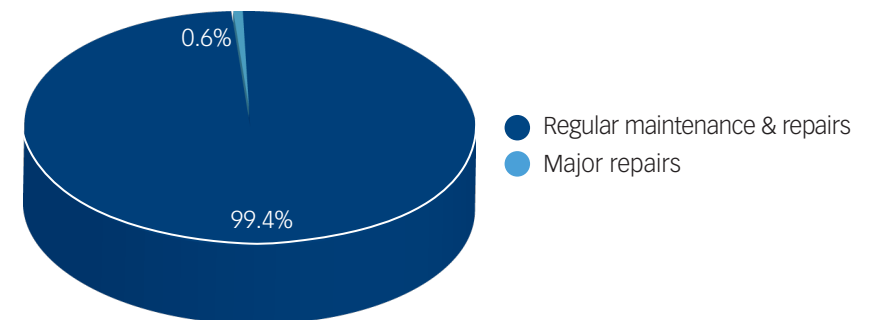
**Spending ≥30% of before tax income on gross rent: 12.0%**

## Owned Dwellings<sup>2</sup>

**Average owner's major payments: \$1,466 / month**

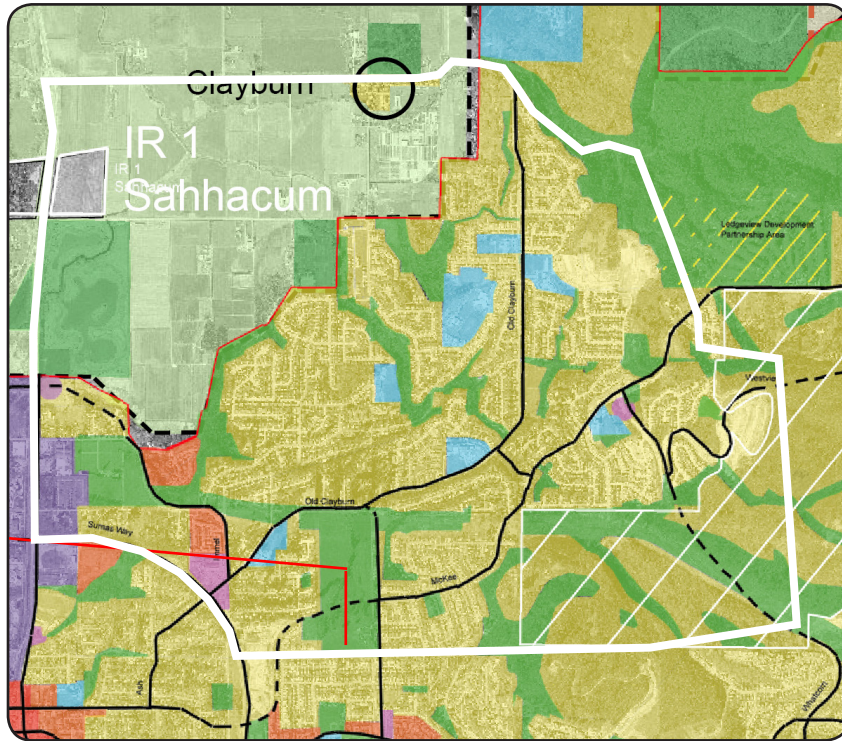
**Spending ≥30% of before tax income on major payments: 21.1%**

## Maintenance Required<sup>2\*</sup>



\* 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 Old Clayburn focuses on maintaining current single family areas and developing the hillsides with higher density residential that balances preserving sensitive areas while still allowing residential development. There are significant opportunities to enhance park and natural areas as community amenities. Residential development will be served by local neighbourhood commercial areas.

## Landmarks



### MarketPlace IGA

IGA has been serving communities across BC since 1955. The Immel Street location has been serving Abbotsford residents for over 10 years, and is an anchor in the Old Clayburn area. IGA proudly supports local schools and various community events.



### Willband Creek Park

Located off Highway 11, the trails at Willband Creek Park are built around stormwater detention ponds and encourage a diverse waterfowl population and various species of migratory birds. These wetland trails border on farmland and provide excellent opportunities for viewing wildlife and enjoying nature.



### Clayburn Village

Clayburn Village is a small historic village surrounded by farmland and green fields, on Sumas Mountain's eastern edge. Clayburn was the first company-town in BC, built in the early 1900's to house the workers of Clayburn Company, a clay brick producer. The cottages currently line main street (Clayburn Road).



### Clayburn Village Store

Clayburn Village Store was established in 1912. The store is one of a few original buildings left to showcase the historic atmosphere. The store is open five days a week and serves local jams and other products including teas, candy, and baked goods.





Clayburn Centre



Clayburn Middle School



Bateman Park



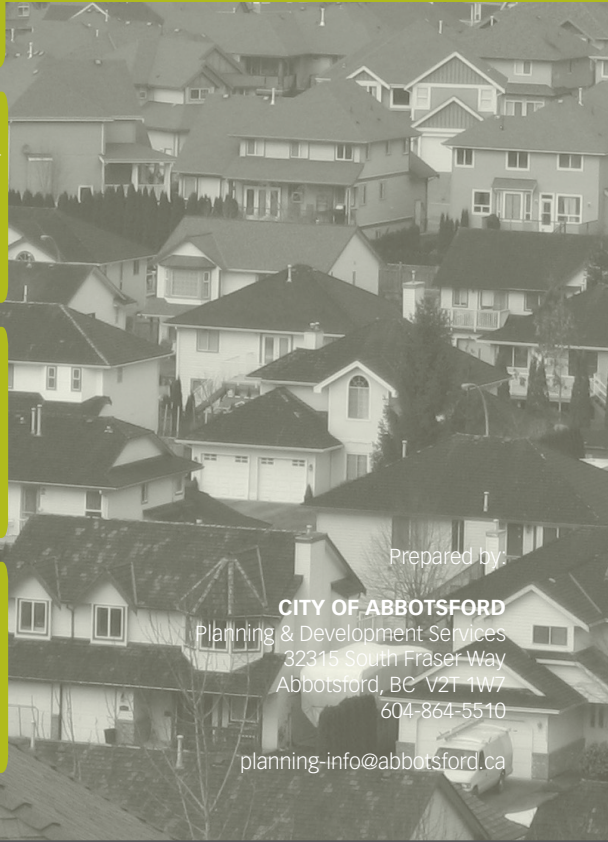
Robert Bateman  
Secondary



Stoney Creek



McMillan Road



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