



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

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Sources:

Statistics Canada, 2006 Census
City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/demographics

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Fall 2011

Contact Us

CITY OF ABBOTSFORD

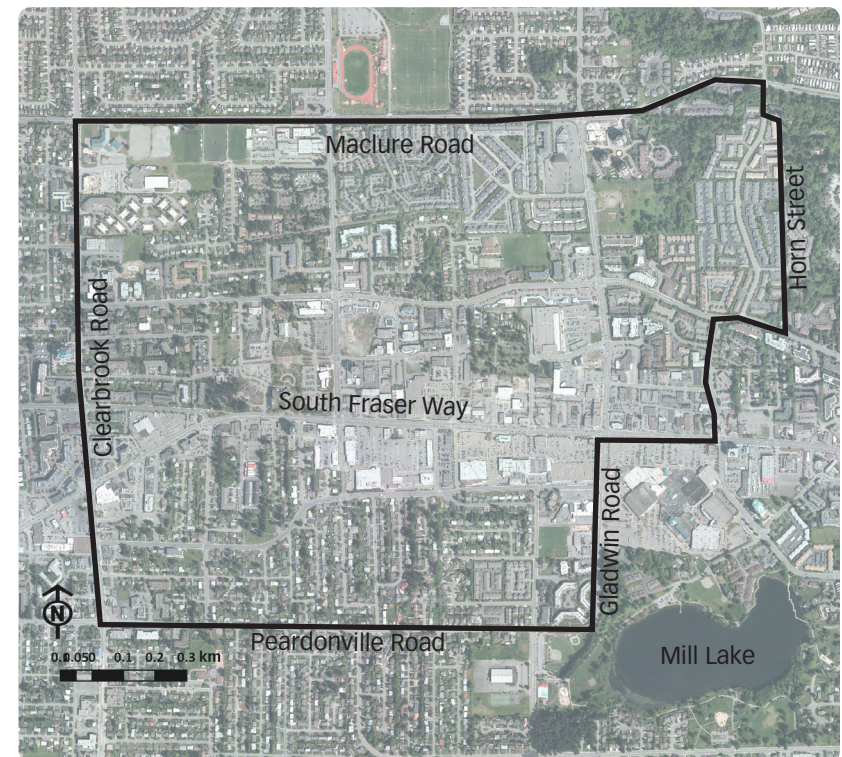
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Clearbrook Centre



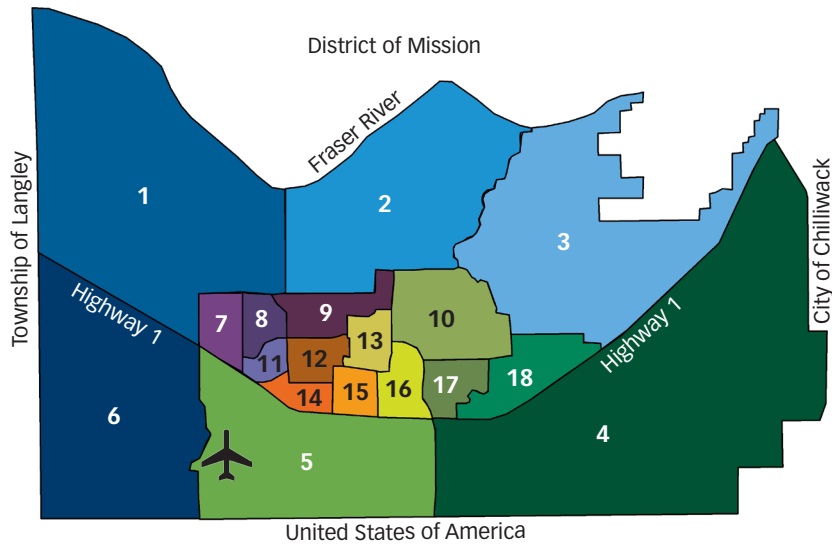
Clearbrook Centre is situated in the central urban core and covers approximately three sq km. The area has a mix of land uses including residential, commercial, schools, and parks. Landmarks include the civic facilities (City Hall, Matsqui Centennial Auditorium, Clearbrook Library, the Reach Gallery 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 12,699, with 70 to 79 years old as the dominant age group, which is closely followed by residents 20 to 29 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: 60.8%
 Institutional: 7.2%
 Parks: 8.3% Commercial: 23.7%

Population density:

3,968 persons/sq km

Net unit density:

21.2 dwellings/hectare

Tenure:

rented: 30.5% owned: 69.5%

Dominant dwelling type:

apartment <5 stories (59.5%)

Dominant construction period:

1971-1980 (22.2%)

Median age: 47.3

Dominant age group:

70-79
 (13.4% of total population)

% children (<15): 14.0

% seniors (65+): 30.3

\$19,778

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

\$36,662

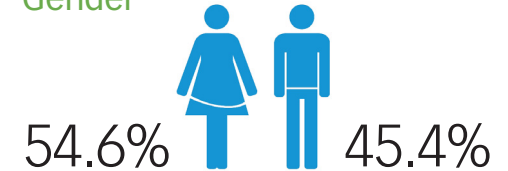
median household income (before tax)
 (53,974 in Abbotsford)

Population

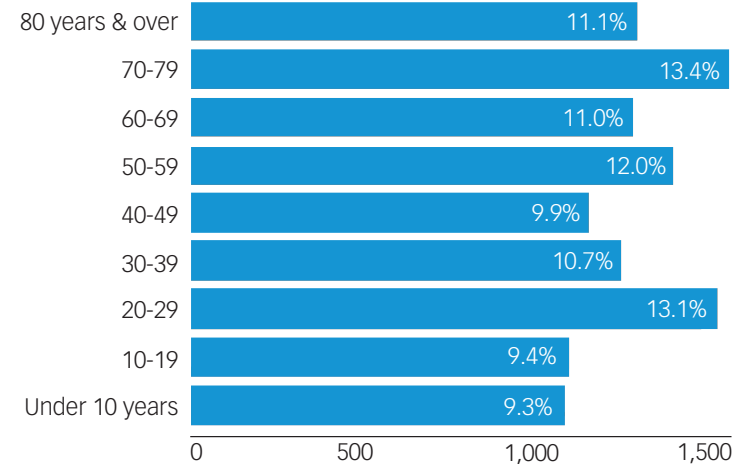


The dominant age group of Clearbrook Centre residents is 70 to 79 years old, followed by residents 20 to 29 years. Almost 55% of residents are female. By 2036, the population is estimated to reach 26,800.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	12,699	3,968
2016	16,050*	5,015*
2026	20,750*	6,485*
2036	26,800*	8,375*

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 \$10,000 and 29,999. Female lone-parent families have the highest incidence of low income.



Individual Income*

Under \$10,000	1,703	18.2%
\$10,000-\$19,999	3,037	32.5%
\$20,000-\$29,999	1,701	18.2%
\$30,000-\$39,999	1,206	12.9%
\$40,000-\$49,999	809	8.7%
\$50,000-\$59,999	449	4.8%
\$60,000 & over	442	4.7%

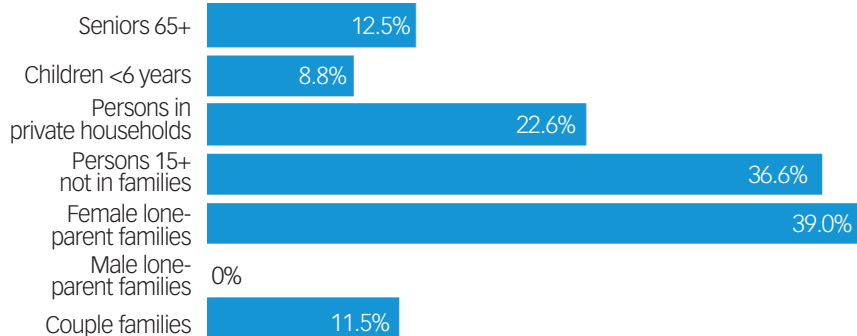
* 15 years and over, before tax income

Household Income*

Under \$10,000	251	4.6%
\$10,000-\$29,999	1,828	33.6%
\$30,000-\$49,999	1,579	29.0%
\$50,000-\$69,999	1,111	20.4%
\$70,000-\$89,999	354	6.5%
\$90,000 & over	322	5.9%

* Before tax income

Low Income*

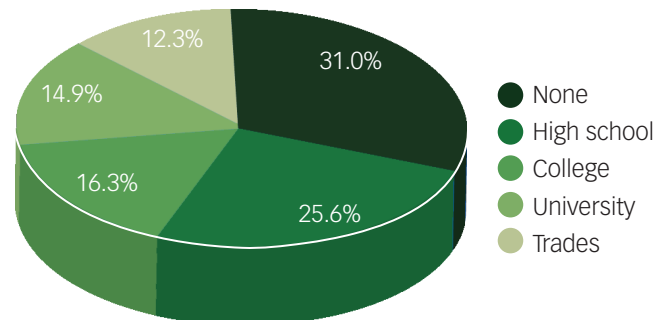


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

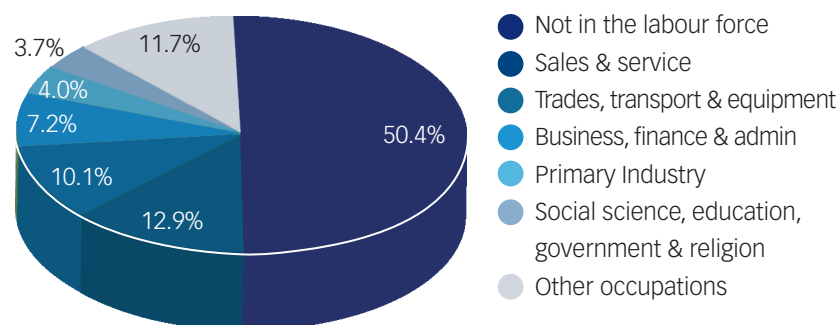
Approximately 43% of Clearbrook residents have some post-secondary education. Residents employed in sales and service occupations make up the largest proportion of those in the labour force. Most residents travel to work by car, truck or van as a driver.

Education (15 years & over)*

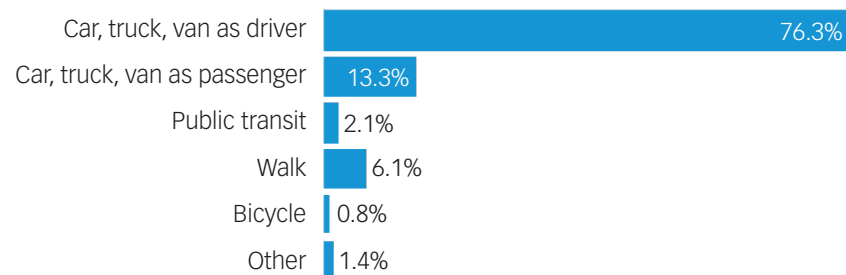


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Clearbrook received the greatest proportion of immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants came from Southern Asia. English is the dominant language spoken at home.



Ethnicity*

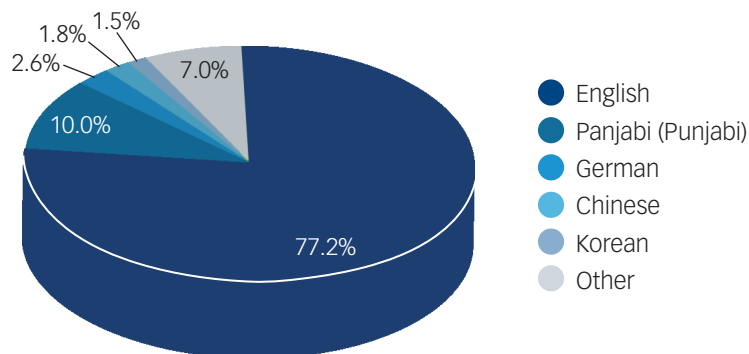
English	2,707	23.2%
German	2,535	21.7%
Canadian	1,791	15.3%
Scottish	1,725	14.8%
East Indian	1,585	13.6%

* Data includes single and multiple responses

Visible Minority

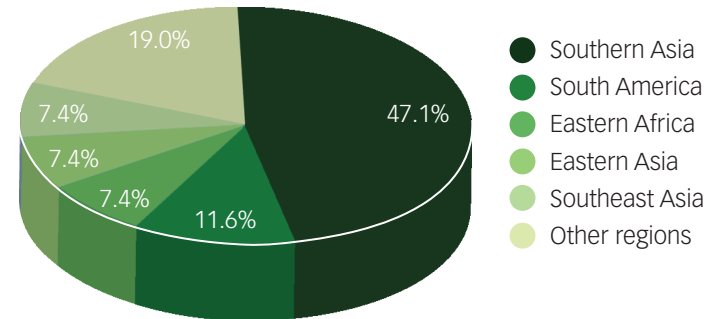
South Asian	1,620	13.9%
Southeast Asian	245	2.1%
Chinese	221	1.9%

Home Language

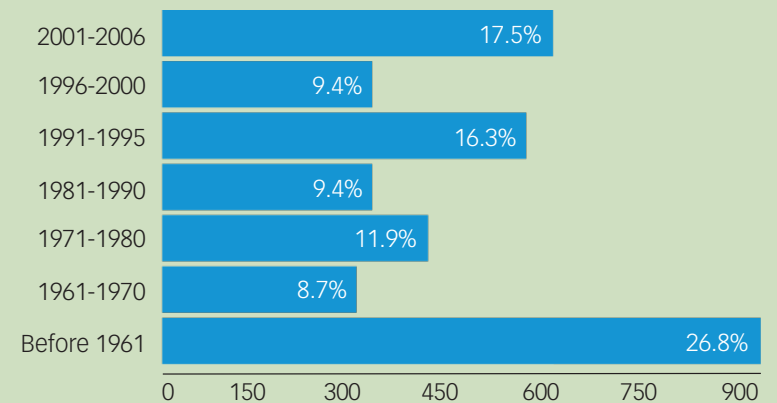


Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

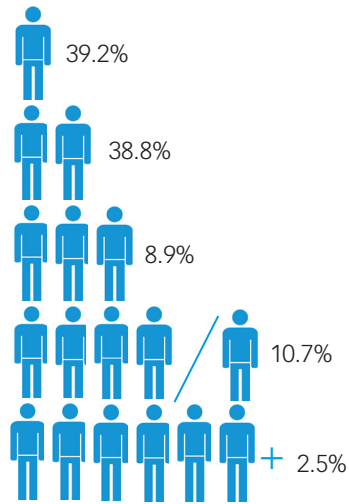
	1 Year	5 Year
Non-Movers	78.2%	42.5%
Movers*	21.8%	57.5%

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

Households

Clearbrook has a total of 5,681 households. The average number of persons living in a household is 2.1, with one-family households as the dominant type.

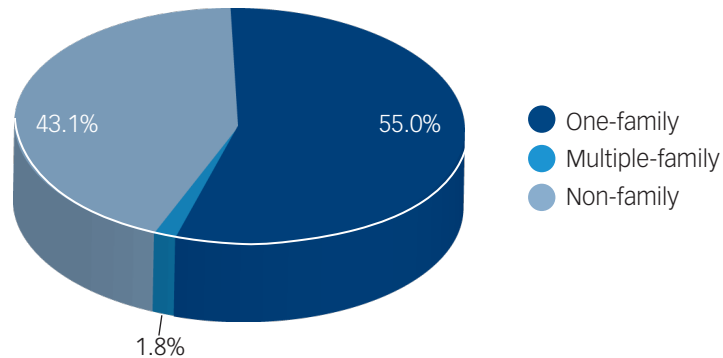
Size



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



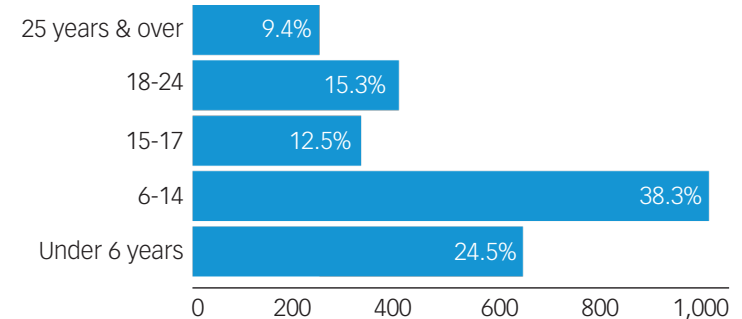
The largest proportion of families in Clearbrook are two-parent with no children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	2,751	83.0%
With no children at home	1,812	
With children at home	954	
Single-parent families*	563	17.0%

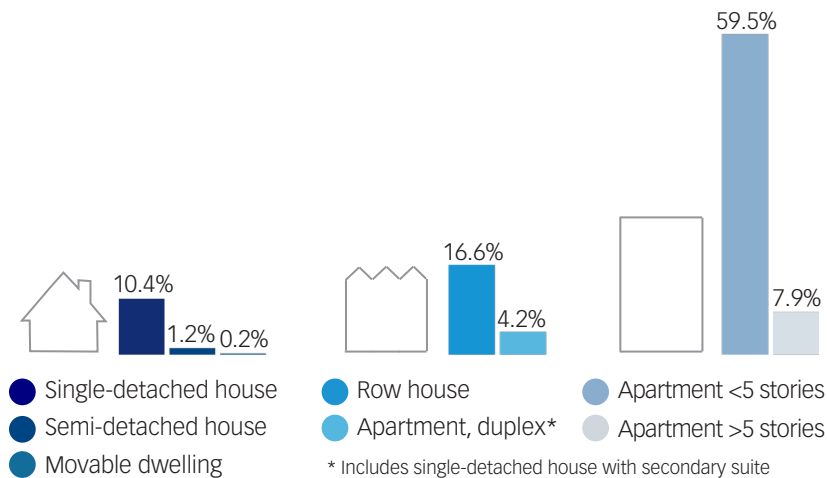
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Almost a quarter of all residential dwellings in Clearbrook were constructed between 1971 and 1980, and approximately 20% of all dwellings require some repairs. The dominant dwelling type is low rise apartments (less than five stories), and two thirds of all dwellings are owned.



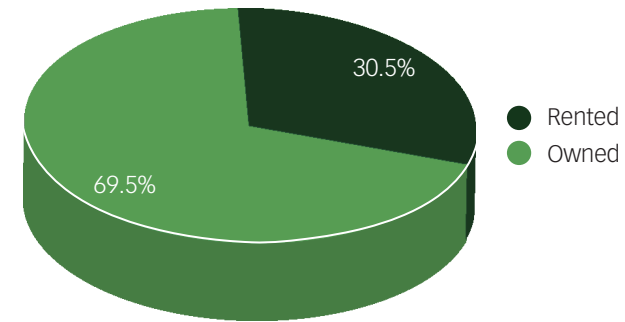
Construction Period

Construction Period	Count	Percentage
Before 1946	75	1.3%
1946-1960	147	2.6%
1961-1970	408	7.2%
1971-1980	1,254	22.2%
1981-1985	1,096	19.4%
1986-1990	1,166	20.7%
1991-1995	1,020	18.1%
1996-2000	330	5.9%
2001-2006	144	2.6%

\$194,426
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$719 / month

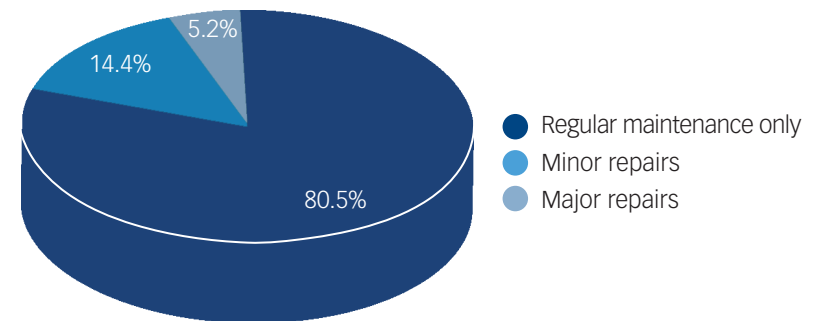
Spending ≥30% of before tax income on gross rent: 787 / 45.4%

Owned Dwellings

Average owner's major payments: \$659 / month

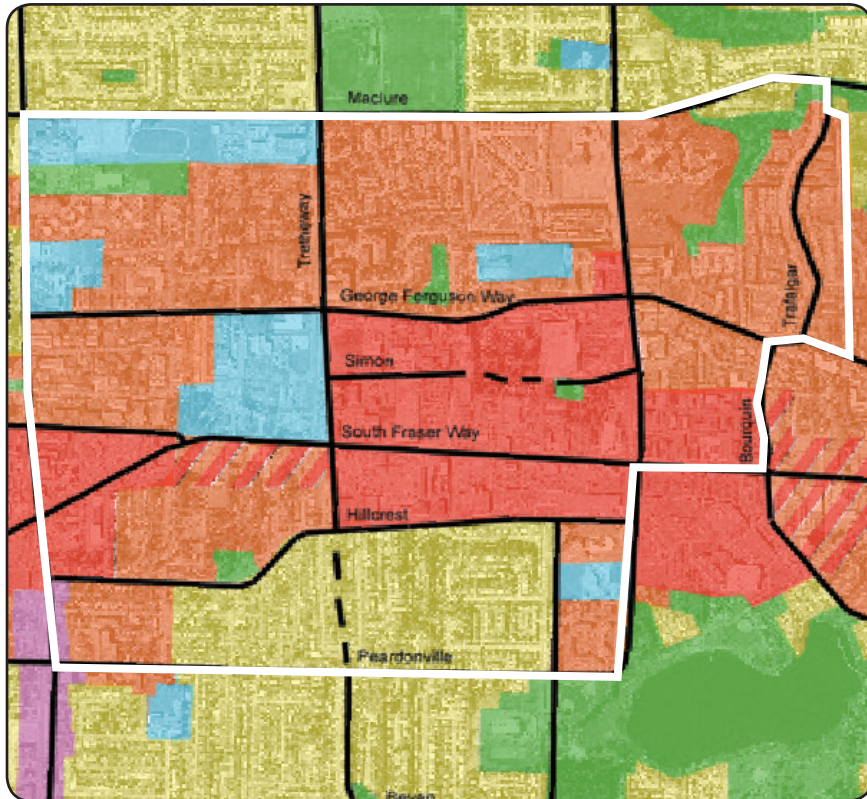
Spending ≥30% of before tax income on major payments: 801 / 20.3%

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



— Major Roads	■ City Residential	■ Industrial Reserve
□ Urban Development Boundary	■ Urban Residential	■ Institutional
■ City Centre	■ Suburban Residential	■ Resource/Conservation
■ Choice of Use	■ Industrial-Business	■ Agricultural
■ Commercial	■ Industrial-Business (CICP)	○ Rural Centres

The OCP vision for Clearbrook Centre places significant emphasis on high density residential and commercial development with population projected to more than double in 30 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 Facilities

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 Square



The Brownstones



The Laurelwood



Howe Middle School

Prepared by:

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