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
Fairfield is situated in the northern part of the urban area and covers approximately six square km. 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 10 to 19 years old. This is closely followed by residents 20 to 29, and 40 to 49 years old. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia.
The dominant age group of Fairfield residents is 10 to 19 years old. This is closely followed by residents 20 to 29, and 40 to 49 years old. Slightly over half of residents are female. By 2036, the population is estimated to reach 9,550.

### Gender

- Female: 50.4%
- Male: 49.6%

### Age

- Under 10 years: 13.5%
- 10-19: 14.9%
- 20-29: 14.3%
- 30-39: 12.1%
- 40-49: 14.2%
- 50-59: 13.0%
- 60-69: 9.4%
- 70-79: 6.4%
- 80 years & over: 2.3%

**Median age:** 36.3

**Dominant age group:** 10-19 years (14.9% of total population)

- % children (<15): 20.7
- % seniors (65+): 12.9

### Projected Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>9,012</td>
<td>1,669</td>
</tr>
<tr>
<td>2016</td>
<td>9,300*</td>
<td>1,720*</td>
</tr>
<tr>
<td>2026</td>
<td>9,450*</td>
<td>1,750*</td>
</tr>
<tr>
<td>2036</td>
<td>9,550*</td>
<td>1,770*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment. * Estimated
The largest proportion of Fairfield residents 15 years and over earn between $10,000 and 19,999 annually, while households earn between $90,000 and over. Female lone-parent families have the highest incidence of low income.

### Individual Income*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1,374</td>
<td>22.5%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>1,429</td>
<td>23.4%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>1,013</td>
<td>16.6%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>719</td>
<td>11.8%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>618</td>
<td>10.1%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>294</td>
<td>4.8%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>650</td>
<td>10.7%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

### Household Income*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>43</td>
<td>1.9%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>379</td>
<td>16.3%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>381</td>
<td>16.4%</td>
</tr>
<tr>
<td>$50,000-$69,999</td>
<td>436</td>
<td>18.8%</td>
</tr>
<tr>
<td>$70,000-$89,999</td>
<td>369</td>
<td>15.9%</td>
</tr>
<tr>
<td>$90,000 &amp; over</td>
<td>716</td>
<td>30.8%</td>
</tr>
</tbody>
</table>

* Before tax income

### Low Income*

- **Seniors 65+**: 0%
- **Children <6 years**: 16.1%
- **Persons in private households**: 11.5%
- **Persons 15+ not in families**: 24.4%
- **Female lone-parent families**: 43.7%
- **Male lone-parent families**: 0%
- **Couple families**: 6.5%

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

### Education & Labour

Approximately 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.

#### Education (15 years & over)

- None: 15.4%
- High school: 28.9%
- College: 16.6%
- Trades: 16.6%
- University: 30.4%

* Highest level of education completed

#### Labour Force (15 years & over)

- Not in the labour force: 17.9%
- Sales & service: 30.8%
- Trades, transport & equipment: 9.5%
- Business, finance & admin: 12.3%
- Primary Industry: 15.6%
- Social science, education, government & religion/management: 8.5%
- Other occupations: 9.5%

#### Mode of Travel to Work (15 years & over)

- Car, truck, van as driver: 83.9%
- Car, truck, van as passenger: 11.0%
- Public transit: 1.4%
- Walk: 0.7%
- Bicycle: 0.7%
- Other: 2.2%

* 2011 FAIRFIELD DEMOGRAPHIC PROFILE
Diversity

Fairfield received the most immigrants between 1991 and 1995. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Southern Asia. English is the dominant language spoken at home.

**Ethnicity***

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Indian</td>
<td>2,914</td>
<td>35.8%</td>
</tr>
<tr>
<td>English</td>
<td>1,498</td>
<td>18.4%</td>
</tr>
<tr>
<td>German</td>
<td>1,486</td>
<td>18.3%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,235</td>
<td>15.2%</td>
</tr>
<tr>
<td>Scottish</td>
<td>1,112</td>
<td>13.7%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

**Visible Minority**

<table>
<thead>
<tr>
<th>Minority</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>3,133</td>
<td>38.5%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>118</td>
<td>1.5%</td>
</tr>
<tr>
<td>Chinese</td>
<td>65</td>
<td>0.8%</td>
</tr>
</tbody>
</table>

**Home Language**

<table>
<thead>
<tr>
<th>Language</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>66.0%</td>
</tr>
<tr>
<td>Panjabi (Punjabi)</td>
<td>4.9%</td>
</tr>
<tr>
<td>German</td>
<td>27.2%</td>
</tr>
<tr>
<td>Hungarian</td>
<td>0.4%</td>
</tr>
<tr>
<td>Chinese</td>
<td>0.5%</td>
</tr>
<tr>
<td>Other</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

**Immigration by Place of Birth (2001-2006)**

- Southern Asia: 88.5%
- United States of America: 4.6%
- Eastern Asia: 1.0%
- Southeast Asia: 3.0%
- Western Africa: 1.0%
- Other regions: 2.0%

**Period of Immigration***

- 2001-2006: 17.8%
- 1996-2000: 14.3%
- 1991-1995: 20.3%
- 1981-1990: 17.0%
- 1971-1980: 14.2%
- 1961-1970: 6.6%
- Before 1961: 9.7%

* Percent of total immigrant population

**Individual Mobility**

<table>
<thead>
<tr>
<th>Type</th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>80.9%</td>
<td>52.4%</td>
</tr>
<tr>
<td>Movers*</td>
<td>19.1%</td>
<td>47.6%</td>
</tr>
</tbody>
</table>

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

Fairfield has a total of 2,426 households. The average number of persons living in a household is 3.3, with one-family households as the dominant type.

- **Size**
  - 12.0%
  - 31.0%
  - 15.1%
  - 29.9%
  - 11.9%

- **Persons/Household**
  - 3.3

- **Type**
  - One-family: 75.1%
  - Multiple-family: 12.5%
  - Non-family: 12.4%

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.

- **Structure**
  - Two-parent families: 2,151 (88.7%)
  - With no children at home: 838
  - With children at home: 1,281
  - Single-parent families*: 275 (11.3%)

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

- **Children at Home**
  - 25 years & over: 7.6%
  - 18-24: 21.4%
  - 15-17: 11.0%
  - 6-14: 36.5%
  - Under 6 years: 23.5%
Dwellings

Between 1981 and 1985, almost 30% of residential dwellings in Fairfield were constructed. The dominant dwelling type is single-detached houses. Over 85% of all dwellings are owned.

Construction Period

<table>
<thead>
<tr>
<th>Period</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1946</td>
<td>1</td>
<td>0.0%</td>
</tr>
<tr>
<td>1946-1960</td>
<td>11</td>
<td>0.5%</td>
</tr>
<tr>
<td>1961-1970</td>
<td>73</td>
<td>3.1%</td>
</tr>
<tr>
<td>1971-1980</td>
<td>285</td>
<td>12.0%</td>
</tr>
<tr>
<td><strong>1981-1985</strong></td>
<td><strong>707</strong></td>
<td><strong>29.7%</strong></td>
</tr>
<tr>
<td>1986-1990</td>
<td>668</td>
<td>28.1%</td>
</tr>
<tr>
<td>1991-1995</td>
<td>393</td>
<td>16.5%</td>
</tr>
<tr>
<td>1996-2000</td>
<td>118</td>
<td>5.0%</td>
</tr>
<tr>
<td>2001-2006</td>
<td>123</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

Average dwelling value: $352,709

Maintenance Required*

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular maintenance only</td>
<td>73.9%</td>
</tr>
<tr>
<td>Minor repairs</td>
<td>23.6%</td>
</tr>
<tr>
<td>Major repairs</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

Rented Dwellings

Average rent: $658 / month

Spending ≥30% of before tax income on gross rent: 194 / 56.4%

Owned Dwellings

Average owner’s major payments: $1,133 / month

Spending ≥30% of before tax income on major payments: 470 / 23.1%
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. Once complete, it will be 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.

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.