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.
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.

**Gender**

54.1% female, 45.9% male

**Age**

- 80 years & over: 17.7%
- 70-79: 13.1%
- 60-69: 13.6%
- 50-59: 10.9%
- 40-49: 10.4%
- 30-39: 10.9%
- 20-29: 12.6%
- 10-19: 8.7%
- Under 10 years: 9.0%

**Median age**: 52.4

**Dominant age group**: 60-69 (13.1% of total population)

- % children (<15): 13.2
- % seniors (65+): 30.6

**Tenure**: rented: 23.7% owned: 76.3%

- **Dominant dwelling type**: apartment <5 stories (60.4%)

**Dominant construction period**: 1981-1990 (40.3%)

- **Median individual income (before tax)**: $25,073
- **Median household income (before tax)**: $46,067

Population figures include Census undercount adjustment

* Estimated
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**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Under $10,000</th>
<th>$10,000-$19,999</th>
<th>$20,000-$29,999</th>
<th>$30,000-$39,999</th>
<th>$40,000-$49,999</th>
<th>$50,000-$59,999</th>
<th>$60,000 &amp; over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,475</td>
<td>2,440</td>
<td>2,025</td>
<td>1,345</td>
<td>965</td>
<td>690</td>
<td>745</td>
</tr>
<tr>
<td>Percentage</td>
<td>15.2%</td>
<td>25.2%</td>
<td>20.9%</td>
<td>13.9%</td>
<td>10.0%</td>
<td>7.1%</td>
<td>7.7%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

**Household Income**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Under $10,000</th>
<th>$10,000-$19,999</th>
<th>$20,000-$29,999</th>
<th>$30,000-$39,999</th>
<th>$40,000-$49,999</th>
<th>$50,000-$59,999</th>
<th>$60,000 &amp; over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>55</td>
<td>1,200</td>
<td>1,690</td>
<td>1,270</td>
<td>470</td>
<td>1,270</td>
<td>345</td>
</tr>
<tr>
<td>Percentage</td>
<td>1.1%</td>
<td>23.9%</td>
<td>33.6%</td>
<td>25.2%</td>
<td>9.3%</td>
<td>25.2%</td>
<td>6.9%</td>
</tr>
</tbody>
</table>

* Before tax income

**Low Income**

<table>
<thead>
<tr>
<th>Category</th>
<th>17.5%</th>
<th>34.9%</th>
<th>17.3%</th>
<th>12.6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>All ages</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Children &lt;6 years</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-18 years</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-64 years</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seniors 65+</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* 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.

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.

**Education**

- None: 24.7%
- High school: 30.3%
- College: 14.6%
- University: 12.8%
- Trades: 17.0%

* Highest level of education completed

**Labour Force**

- Not in the labour force: 6.8%
- Sales & service: 13.6%
- Trades, transport & equipment: 5.7%
- Business, finance & admin: 5.5%
- Education, law, community, & gov’t: 6.8%
- Management: 5.5%
- Other occupations: 3.2%

**Mode of Travel to Work**

- Car, truck, van as driver: 89.2%
- Car, truck, van as passenger: 5.3%
- Public transit: 0%
- Walk: 4.3%
- Bicycle: 0%
- Other: 1.2%
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\(^\text{2*}\)**

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>2,707</td>
<td>23.2%</td>
</tr>
<tr>
<td>German</td>
<td>2,535</td>
<td>21.7%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,791</td>
<td>15.3%</td>
</tr>
<tr>
<td>Scottish</td>
<td>1,725</td>
<td>14.8%</td>
</tr>
<tr>
<td>East Indian</td>
<td>1,585</td>
<td>13.6%</td>
</tr>
</tbody>
</table>

\* Data includes single and multiple responses

**Visible Minority\(^2\)**

<table>
<thead>
<tr>
<th>Minority</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>1,620</td>
<td>13.9%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>245</td>
<td>2.1%</td>
</tr>
<tr>
<td>Chinese</td>
<td>221</td>
<td>1.9%</td>
</tr>
</tbody>
</table>

**Language\(^2\)**

- English &/or French only: 68.6%
- Panjabi (Punjabi)*: 3.2%
- German*: 1.6%
- Dutch*: 1.2%
- Hindi*: 2.3%
- Spanish*: 1.6%
- Other*: 14.4%

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

* 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.

**Period of Immigration\(^2\)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-2011</td>
<td>8.8%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>12.4%</td>
</tr>
<tr>
<td>1991-2000</td>
<td>25.0%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>11.2%</td>
</tr>
<tr>
<td>1971-1980</td>
<td>6.7%</td>
</tr>
<tr>
<td>Before 1971</td>
<td>35.9%</td>
</tr>
</tbody>
</table>

* Percent of total immigrant population

**Immigration by Place of Birth\(^2\)**

- Southern Asia: 50.7%
- Europe: 31.0%
- South & Central America: 8.0%
- Eastern Asia: 4.8%
- USA: 3.7%
- Africa: 1.8%

**Individual Mobility\(^2\)**

<table>
<thead>
<tr>
<th>Group</th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>84.1%</td>
<td>51.3%</td>
</tr>
<tr>
<td>Movers*</td>
<td>15.9%</td>
<td>48.7%</td>
</tr>
</tbody>
</table>

* 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.

Size

- 42.2% one-family
- 39.3% two-parent
- 9.3% non-family
- 6.9% multiple-family
- 2.3% single-parent

Persons/Household

- Average: 2.1

Type

- One-family: 51.3%
- Non-family: 46.6%
- Multiple-family: 2.2%
- Single-parent: 2.2%

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.

Structure

<table>
<thead>
<tr>
<th>Structure</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-parent</td>
<td>2,505</td>
<td>80.4%</td>
</tr>
<tr>
<td>With no children at home</td>
<td>1,660</td>
<td></td>
</tr>
<tr>
<td>With children at home</td>
<td>845</td>
<td></td>
</tr>
<tr>
<td>Single-parent families*</td>
<td>610</td>
<td>19.6%</td>
</tr>
</tbody>
</table>

* 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.

Children at Home

- 25 years & over: 11.2%
- 18-24: 16.6%
- 15-17: 12.1%
- 6-14: 34.2%
- Under 6 years: 25.8%

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

- Single-detached house: 9.6% (0.6%)
- Semi-detached house: 1.0% (0.2%)
- Movable dwelling: 0.2%
- Row house: 17.1%
- Apartment, duplex*: 3.7%
- Apartment <5 stories: 60.4%
- Apartment >5 stories: 7.6%

* Includes single-detached house with secondary suite

Construction Period

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1960</td>
<td>35</td>
<td>0.6%</td>
</tr>
<tr>
<td>1961-1980</td>
<td>1,595</td>
<td>27.6%</td>
</tr>
<tr>
<td><strong>1981-1990</strong></td>
<td><strong>2,325</strong></td>
<td><strong>40.3%</strong></td>
</tr>
<tr>
<td>1991-2000</td>
<td>1,435</td>
<td>24.9%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>120</td>
<td>2.1%</td>
</tr>
<tr>
<td>2006-2011</td>
<td>260</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

$254,913 average dwelling value

Rented Dwellings

- Average rent: $879 / month
- Spending > 30% of before tax income on gross rent: 44.7%

 owned Dwellings

- Average owner’s major payments: $858 / month
- Spending > 30% of before tax income on major payments: 18.3%

Maintenance Required

- Regular maintenance only: 95.7%
- Major repairs: 4.3%

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

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.