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
Fairfield is situated in the northern part of the urban area and covers approximately six km². 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 50 to 59 years old. This is closely followed by residents 10 to 19 years old. The largest percentage of immigrants (based on place of birth) have come from Southern Asia.
FAIRFIELD DEMOGRAPHIC PROFILE

**Population**

The dominant age group of Fairfield residents is 50 to 59 years old. This is closely followed by residents 10 to 19. Slightly over half of residents are female. By 2035, the population is estimated to reach 9,700.

**Gender**

50.5% female, 49.5% male

**Age Distribution**

- Under 10 years: 13.2%
- 10-19: 14.0%
- 20-29: 13.2%
- 30-39: 12.3%
- 40-49: 12.7%
- 50-59: 14.4%
- 60-69: 10.9%
- 70-79: 6.3%
- 80 years & over: 2.9%

**Growth**

Population figures include Census undercount adjustment.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>9,000</td>
<td>1,520</td>
</tr>
<tr>
<td>2011</td>
<td>9,000</td>
<td>1,520</td>
</tr>
<tr>
<td>2035</td>
<td>9,700*</td>
<td>1,639*</td>
</tr>
</tbody>
</table>

* Estimated

**Statistical Snapshot**

- **Median age:** 37.5 years
- **Dominant age group:** 50-59 years (14.4% of total population)
- **Median individual income (before tax):** $19,618
- **Median household income (before tax):** $80,505

**Land use**

- Residential: 34.5%
- Agriculture: 35%
- Parks: 16.5%
- Institutional: 13.9%
- Commercial: 0.1%

**Population density**

- 1,520 persons/sq km

**Net unit density**

- 6.1 dwellings/hectare

**Tenure**

- Rented: 13.8%
- Owned: 86.2%

**Dominant dwelling type**

- Single-detached house (52.1%)

**Dominant construction period**

- 1981-1990 (58.6%)
The largest proportion of Fairfield residents 15 years and over earn between $10,000 and $19,999 annually, while households earn $100,000 and over. Residents 6 to 18 years of age 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>990</td>
<td>16.4%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>1,400</td>
<td>23.3%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>915</td>
<td>15.2%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>755</td>
<td>12.5%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>680</td>
<td>11.3%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>335</td>
<td>5.6%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>945</td>
<td>15.7%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

### Low Income

- **All ages**: 10.4%
- **Children <6 years**: 8.0%
- **6-18 years**: 15.3%
- **18-64 years**: 8.5%
- **Seniors 65+**: 2.9%

* 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.

### 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>10</td>
<td>0.6%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>120</td>
<td>6.9%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>290</td>
<td>16.6%</td>
</tr>
<tr>
<td>$50,000-$79,999</td>
<td>455</td>
<td>26.1%</td>
</tr>
<tr>
<td>$80,000-$99,999</td>
<td>255</td>
<td>14.6%</td>
</tr>
<tr>
<td>$100,000 &amp; over</td>
<td>615</td>
<td>35.2%</td>
</tr>
</tbody>
</table>

* Before tax income

Over 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

- **University**: 28.9%
- **College**: 13.8%
- **High school**: 20.4%
- **Trades**: 10.3%
- **College & University**: 15.6%
- **Sales & service**: 14.3%
- **Trades, transport & equipment**: 14.3%
- **Business, finance & admin**: 12.6%
- **Education, law, community, & govt**: 10.4%
- **Primary Industry**: 8.4%
- **Other occupations**: 8.0%

* Highest level of education completed

### Mode of Travel to Work

- **Car, truck, van as driver**: 91.6%
- **Car, truck, van as passenger**: 8.4%
- **Public transit**: 0%
- **Walk**: 0%
- **Bicycle**: 0%
- **Other**: 0%

* 15 years & over
Diversity

Fairfield received the most immigrants between 1991 and 2000. The largest percentage of immigrants (based on place of birth) came from Southern Asia. In over half of all households, a non-official language is spoken.

Ethnicity^2*

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>People</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Indian</td>
<td>3,095</td>
<td>36.4%</td>
</tr>
<tr>
<td>English</td>
<td>1,775</td>
<td>20.9%</td>
</tr>
<tr>
<td>German</td>
<td>1,500</td>
<td>17.6%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,085</td>
<td>12.8%</td>
</tr>
<tr>
<td>Scottish</td>
<td>825</td>
<td>9.7%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

Visible Minority^2

<table>
<thead>
<tr>
<th>Minority</th>
<th>People</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>3,500</td>
<td>41.2%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>120</td>
<td>1.4%</td>
</tr>
<tr>
<td>Chinese</td>
<td>115</td>
<td>1.4%</td>
</tr>
</tbody>
</table>

Language^2*

- English &/or French only: 49.1%
- Panjabi (Punjabi)*: 4.1%
- Hindi*: 3.1%
- German*: 1.9%
- Spanish*: 0.9%
- Korean*: 0.6%
- Other*: 0.6%

* 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.

50.9%* population in households where a non-official language is spoken.

Immigration by Place of Birth^2

- Southern Asia: 84.3%
- Europe: 10.6%
- Eastern Asia: 2.1%
- South & Central America: 1.0%
- USA: 1.0%

Period of Immigration^2*

- 2006-2011: 10.8%
- 2001-2005: 18.4%
- 1991-2000: 40.5%
- 1981-1990: 15.7%
- 1971-1980: 8.6%
- Before 1971: 5.9%

* Percent of total immigrant population

Individual Mobility^2

<table>
<thead>
<tr>
<th></th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>90.4%</td>
<td>64.7%</td>
</tr>
<tr>
<td>Movers*</td>
<td>9.6%</td>
<td>35.3%</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 2,650 households. The average number of persons living in a household is 3.4, with one-family households as the dominant type.

- **Persons/Household**
  - 3.4

- **Total households**
  - 2,650

- **Size**
  - 13.1%
  - 30.6%
  - 15.9%
  - 28.9%
  - 11.4%

- **Type**
  - 72.4%
  - 16.2%
  - 11.4%

* 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 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: 2,135 (86.8%)
  - Single-parent families*: 325 (13.2%)

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

- **Children at Home**
  - 0 250 500 750 1,000
  - Under 6 years: 21.7%
  - 6-14: 35.5%
  - 15-17: 12.5%
  - 18-24: 9.4%
  - 25 years & over: 20.9%
Dwellings

More than half of residential dwellings in Fairfield were constructed between 1981 and 1990. The dominant dwelling type is single-detached houses. The majority of dwellings are owned.

Housing Types¹

- Single-detached house: 52.1%
- Semi-detached house: 3.9%
- Movable dwelling: 5.3%
- Row house: 0%
- Apartment, duplex*: 8.5%
- Apartment <5 stories: 0.2%
- Apartment >5 stories: 0%

* Includes single-detached house with secondary suite

Construction Period²*

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1960</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>1961-1980</td>
<td>315</td>
<td>13.0%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>1,425</td>
<td>58.6%</td>
</tr>
<tr>
<td>1991-2000</td>
<td>575</td>
<td>23.7%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>90</td>
<td>3.7%</td>
</tr>
<tr>
<td>2006-2011</td>
<td>25</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

$381,206 average dwelling value²

Rented Dwellings²

- Average rent: $891 / month
- Spending ≥30% of before tax income on gross rent: 16.0%

Owned Dwellings²

- Average owner's major payments: $1,296 / month
- Spending ≥30% of before tax income on major payments: 29.1%

Maintenance Required²*

- Regular maintenance & repairs: 99.2%
- Major repairs: 0.8%

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

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. The trail is 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.