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
Old Clayburn is situated on the eastern edge of the urban area and covers approximately 13 km². 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 as 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.
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

51.3% females
48.7% males

Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Population</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 years &amp; over</td>
<td>150</td>
<td>1.5%</td>
</tr>
<tr>
<td>70-79</td>
<td>500</td>
<td>3.4%</td>
</tr>
<tr>
<td>60-69</td>
<td>1000</td>
<td>7.6%</td>
</tr>
<tr>
<td>50-59</td>
<td>1000</td>
<td>14.5%</td>
</tr>
<tr>
<td>40-49</td>
<td>1500</td>
<td>17.0%</td>
</tr>
<tr>
<td>30-39</td>
<td>1500</td>
<td>12.4%</td>
</tr>
<tr>
<td>20-29</td>
<td>1500</td>
<td>12.2%</td>
</tr>
<tr>
<td>10-19</td>
<td>2000</td>
<td>17.4%</td>
</tr>
<tr>
<td>Under 10 years</td>
<td>2500</td>
<td>14.1%</td>
</tr>
</tbody>
</table>

Median age: 37 years
Dominant age group: 10-19 years (17.4% of total population)

% children (<15): 22.0
% seniors (65+): 7.9

Tenure:
- Rented: 12.2%
- Owned: 87.8%

Dominant dwelling type: Single-detached house (65.9%)

Dominant construction period: 1991-2000 (29.2%)

Median individual income (before tax): $34,404
Median household income (before tax): $88,704

Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Density (persons/sq km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>15,600</td>
<td>1,211</td>
</tr>
<tr>
<td>2011</td>
<td>16,900</td>
<td>1,312</td>
</tr>
<tr>
<td>2035</td>
<td>22,500*</td>
<td>1,747*</td>
</tr>
</tbody>
</table>

Population figures include Census undercount adjustment.
* Estimated
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**

- 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**

- 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**

- All ages: 8.7%
- Children <6 years: 4.0%
- 6-18 years: 11.1%
- 18-64 years: 7.1%
- Seniors 65+: 3.9%

* 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.

**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** (15 years & over)

- None: 24.0%
- High school: 30.2%
- College: 20.1%
- University: 13.9%
- Trades: 11.8%

* Highest level of education completed

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

- Not in the labour force: 8.8%
- Sales & service: 27.7%
- Business, finance & admin: 12.4%
- Trades, transport & equipment: 13.3%
- Education, law, community, & gov’t: 16.9%
- Management: 10.5%
- Other occupations: 10.4%

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

- Car, truck, van as driver: 93.4%
- Car, truck, van as passenger: 5.4%
- Public transit: 0.8%
- Walk: 0.4%
- Bicycle: 0.0%
- Other: 0.0%
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

<table>
<thead>
<tr>
<th>Language</th>
<th>2014</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>4,930</td>
<td>3,610</td>
</tr>
<tr>
<td>Canadian</td>
<td>3,805</td>
<td>3,110</td>
</tr>
<tr>
<td>German</td>
<td>3,805</td>
<td>3,110</td>
</tr>
<tr>
<td>Scottish</td>
<td>3,270</td>
<td>2,720</td>
</tr>
<tr>
<td>Irish</td>
<td>2,850</td>
<td>2,330</td>
</tr>
</tbody>
</table>

*Data includes single and multiple responses

### Visible Minority

<table>
<thead>
<tr>
<th>Minority</th>
<th>2014</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>485</td>
<td>345</td>
</tr>
<tr>
<td>Korean</td>
<td>285</td>
<td>205</td>
</tr>
<tr>
<td>Chinese</td>
<td>260</td>
<td>180</td>
</tr>
</tbody>
</table>

### Language

- English &/or French only: 89.7%
- German*: 1.7%
- Korean*: 1.3%
- Panjabi*: 0.6%
- Spanish*: 2.5%
- Chinese*: 1.6%
- Other*: 2.6%

10.3%* 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.

### Diversity by Place of Birth

- Europe: 37.9%
- Eastern Asia: 12.5%
- Southeast Asia: 22.8%
- USA: 2.6%
- South & Central America: 15.1%
- Other regions: 9.1%

### Period of Immigration

- Before 1971: 27.4%
- 1971-1980: 11.2%
- 1981-1990: 15.2%
- 1991-2000: 19.1%
- 2001-2005: 15.7%
- 2006-2011: 11.4%

* Percent of total immigrant population

### Individual Mobility

<table>
<thead>
<tr>
<th></th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>89.6%</td>
<td>57.6%</td>
</tr>
<tr>
<td>Movers*</td>
<td>10.4%</td>
<td>42.4%</td>
</tr>
</tbody>
</table>

* 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
- 12.3% of households have 2 persons
- 30.1% have 3 persons
- 18.2% have 4 persons
- 16.0% have 5 persons
- 16.0% have 6 persons
- 11.0% have 7 persons
- 5.6% have 8 persons
- 3.4% have 9 or more persons

Persons/Household
- Average number of persons per household: 3.1

Type
- 80.5% One-family
- 16.0% Multiple-family
- 3.4% Non-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
- 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
- Under 6 years: 20.7%
- 6-14: 36.7%
- 15-17: 15.1%
- 18-24: 22.3%
- 25 years & over: 5.2%

* 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.
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

- Single-detached house: 65.9%
- Semi-detached house: 4.8%
- Movable dwelling: 0%
- Row house: 7.8%
- Apartment, duplex*: 20.3%
- Apartment <5 stories: 1.2%
- Apartment >5 stories: 0.0%

* 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>20</td>
<td>0.4%</td>
</tr>
<tr>
<td>1961-1980</td>
<td>1,105</td>
<td>21.7%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>1,285</td>
<td>25.2%</td>
</tr>
<tr>
<td>1991-2000</td>
<td>1,490</td>
<td>29.2%</td>
</tr>
<tr>
<td>2001-2005</td>
<td>745</td>
<td>14.6%</td>
</tr>
<tr>
<td>2006-2011</td>
<td>450</td>
<td>8.8%</td>
</tr>
</tbody>
</table>

Average dwelling value: $447,501

Renting Dwellings

- Average rent: $1,111 / month
- Spending >30% of before tax income on gross rent: 12.0%

Owner Dwellings

- Average owner’s major payments: $1,466 / month
- Spending >30% of before tax income on major payments: 21.1%

Maintenance Required

- Regular maintenance & repairs: 99.4%
- Major repairs: 0.6%

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

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.