



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

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Sources:

1. 2011 Census
2. 2011 National Household Survey
3. City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/stats

Released:

Fall 2014

Contact Us

CITY OF ABBOTSFORD

Planning & Development Services
Community Planning
32315 South Fraser Way
Abbotsford, BC V2T 1W7
Tel: 604-864-5510
Email: planning-info@abbotsford.ca

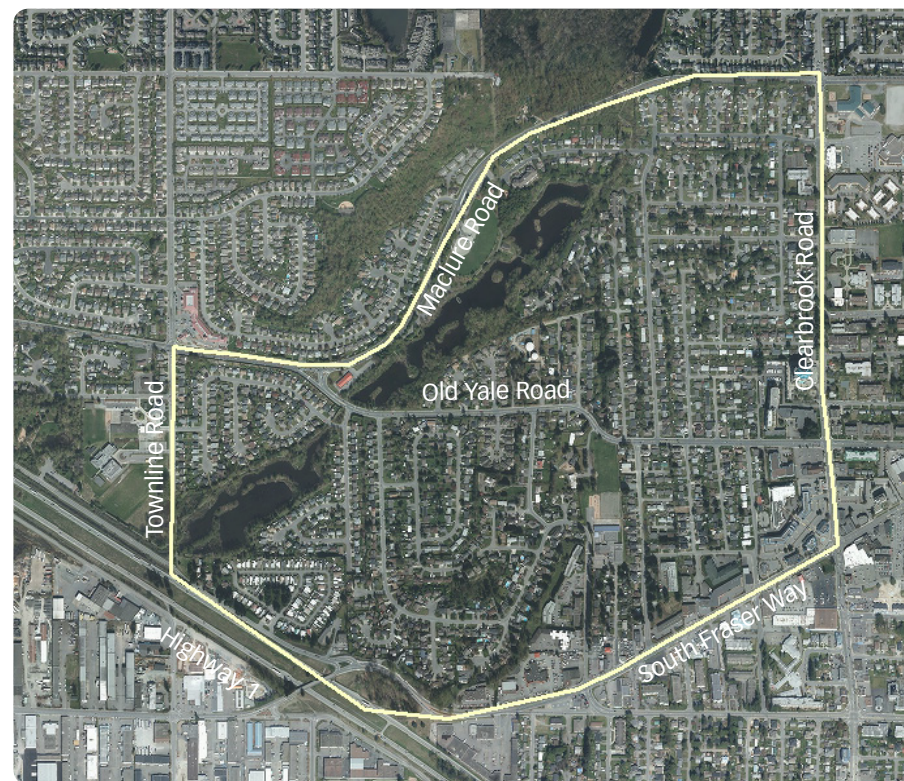
Note that data from the voluntary 2011 National Household Survey is not as reliable as the 2011 Census, or any historical Census – use caution when comparing data between the 2014 and 2011 profiles. In particular, some areas have higher non-response rates than others in the 2011 National Household Survey. An average non-response rate is provided with each profile to help readers assess the data quality.

Average West Clearbrook non-response rate: **37.8%**

West Clearbrook

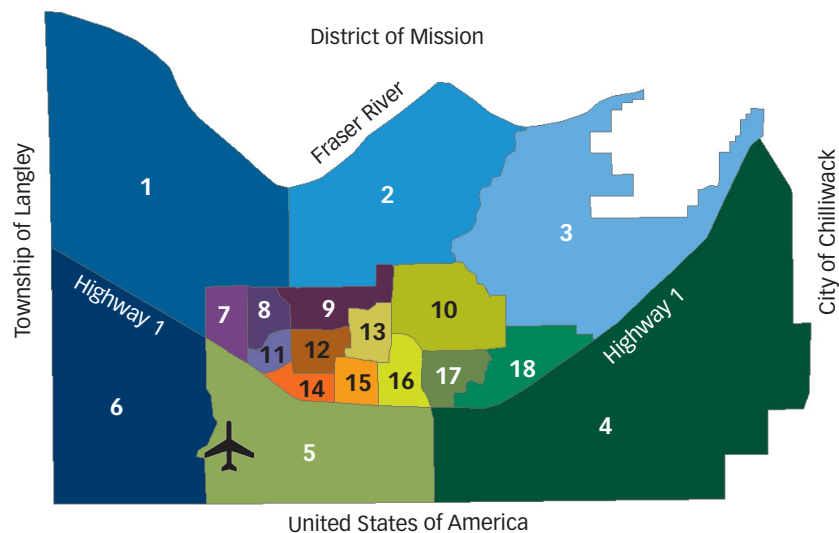


West Clearbrook is situated in the west urban core and covers almost two km². The area has a mix of land uses including residential (approximately 70% of the total), parks, schools, and commercial. More than 70% of dwellings are owned. The majority of dwellings in West Clearbrook are single family houses. The dominant age group is 80 years and over, closely followed by residents 20 to 29 years. Landmarks include Ellwood/Fishtrap Creek Park, Garden Park Tower, and Clearbrook Plaza.



— 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: 73.1%
Institutional: 5.8%
Parks: 15.9% Commercial: 5.2%

Population density:

3,278 persons/km²

Net unit density:

15.4 dwellings/hectare

Median age: 44.5

Dominant age group:

Over 80 years
(12.8% of total population)

% children (<15): 17.0

% seniors (65+): 25.8

Tenure:

rented: 28.0% owned: 72.0%

Dominant dwelling type:

single-detached house (39.4%)

Dominant construction period:

1961-1980 (56.2%)

\$22,888

median individual income (before tax)
(26,428 in Abbotsford)

\$56,037

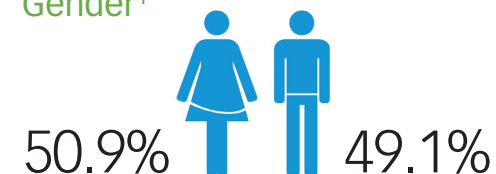
median household income (before tax)
(62,350 in Abbotsford)

Population

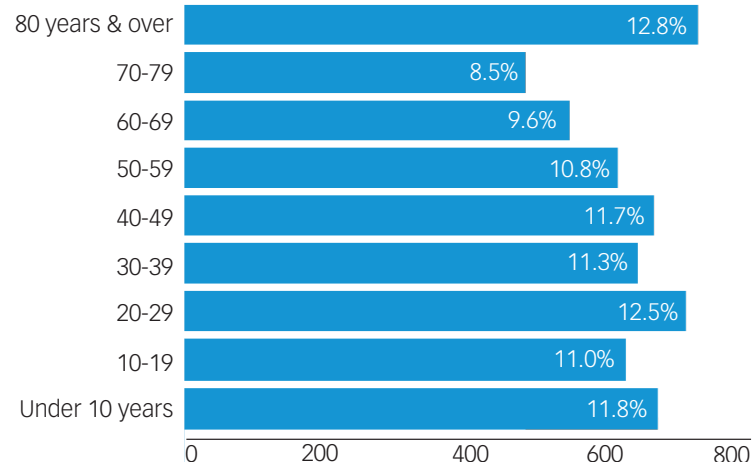


The dominant age group of West Clearbrook residents is 80 years and over, followed by residents 20 to 29. Slightly over half of the residents are female. By 2035, the population is estimated to reach 7,000.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	5,900	3,278
2011	5,900	3,278
2035	7,000*	3,889*

Population figures include Census undercount adjustment

* Estimated

Income

The largest proportion of West Clearbrook residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$10,000 and 29,999. Seniors 65 years and over have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	760	19.2%
\$10,000-\$19,999	1,165	29.4%
\$20,000-\$29,999	660	16.7%
\$30,000-\$39,000	625	15.8%
\$40,000-\$49,000	335	8.5%
\$50,000-\$59,000	135	3.4%
\$60,000 & over	280	7.1%

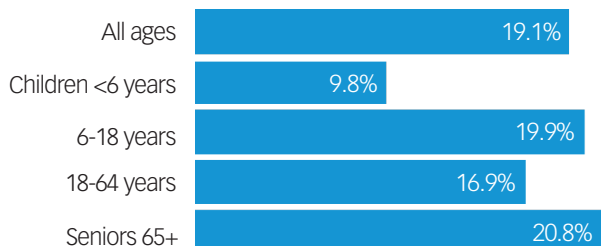
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	0	0.0%
\$10,000-\$29,999	620	38.5%
\$30,000-\$49,999	365	22.7%
\$50,000-\$79,999	260	16.1%
\$80,000-\$99,999	170	10.6%
\$100,000 & over	195	12.1%

* Before tax income

Low Income^{2*}

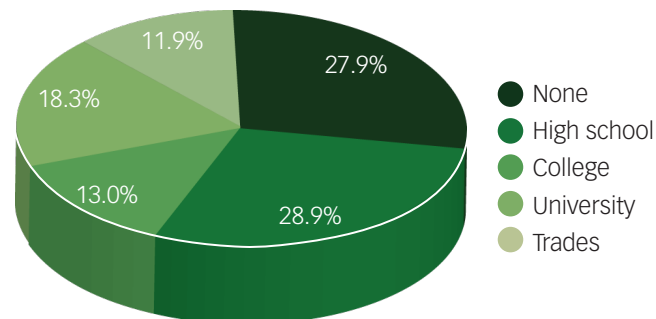


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

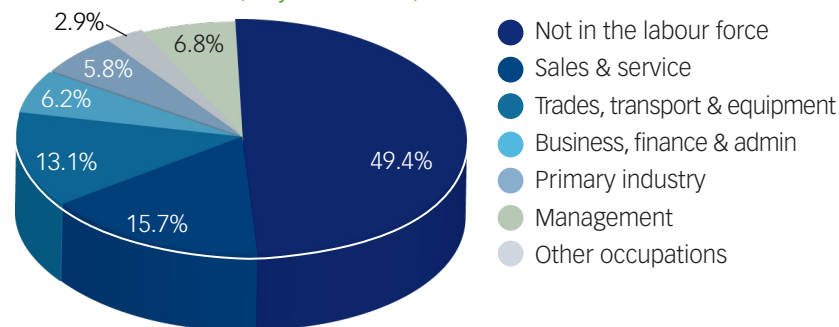
Over 40% of West Clearbrook residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)

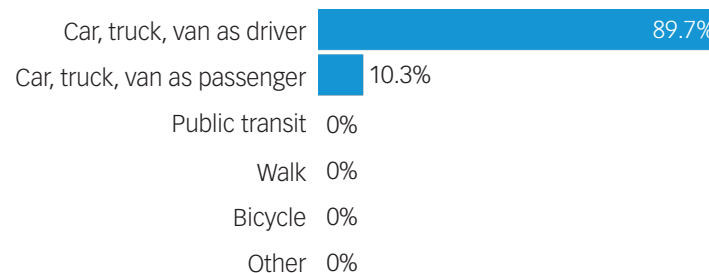


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

West Clearbrook received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from South Asia, followed by Europe. English is the dominant language spoken at home.



Ethnicity^{2*}

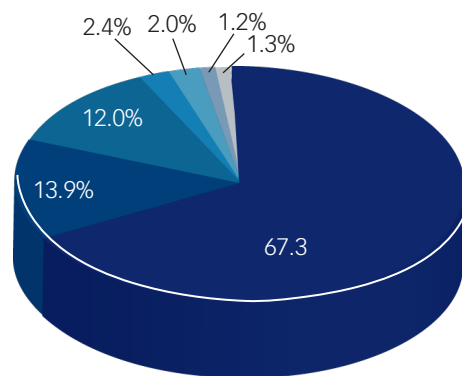
German	1,585	29.4%
English	1,510	28.0%
Canadian	890	16.5%
Scottish	860	15.9%
East Indian	845	15.7%

* Data includes single and multiple responses

Visible Minority²

South Asian	890	14.9%
Latin American	75	1.3%
Filipino	70	1.2%

Language²



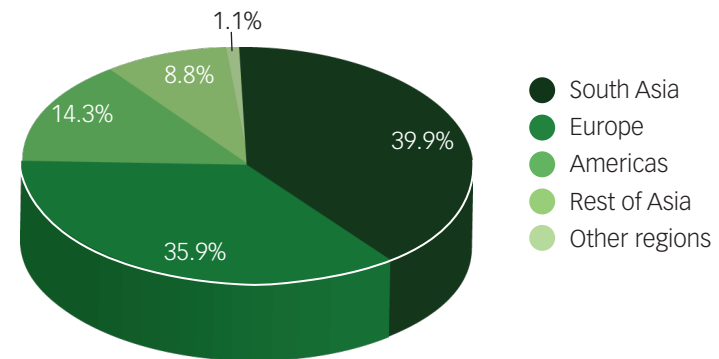
32.7%*
population in households where
a non-official language is spoken

- English & or French only
- Punjabi*
- German*
- Hindi*
- Spanish*
- Tagalog (Filipino)*
- Other*

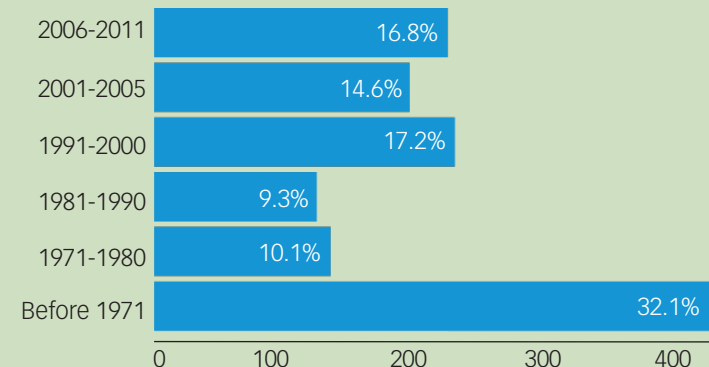
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

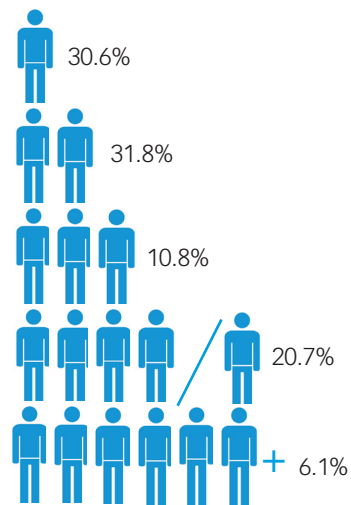
	1 Year	5 Year
Non-Movers	83.0%	54.2%
Movers*	17.0%	45.8%

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

Households

West Clearbrook has a total of 2,085 households. The average number of persons living in a household is 2.8, with one-family households as the dominant type.

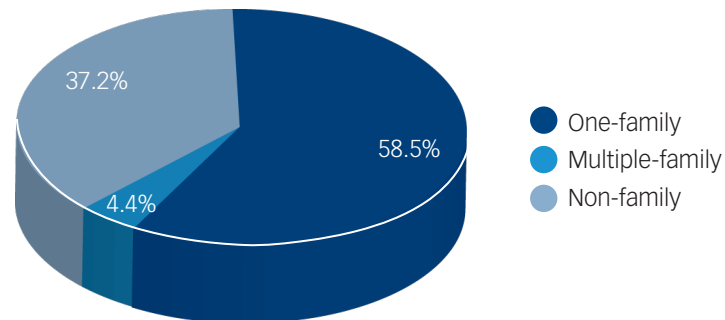
Size¹



Persons/Household¹



Type^{1*}



* 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



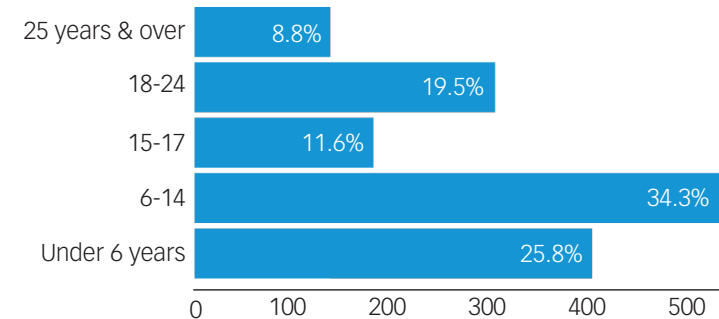
The majority of families in West Clearbrook are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	1,160	85.0%
With no children at home	575	
With children at home	585	
Single-parent families*	205	15.0%

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

Children at Home¹

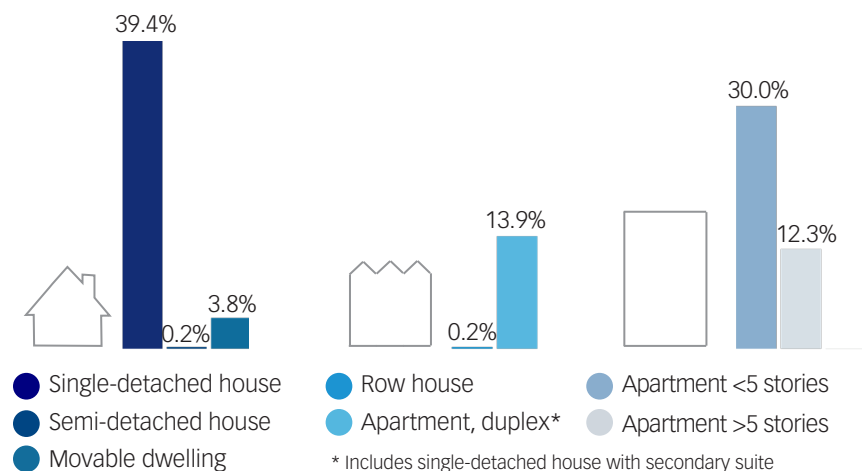


Dwellings

Between 1961 and 1980, more than half of residential dwellings in West Clearbrook were constructed. The dominant dwelling type is single-detached houses, and just over two thirds of all dwellings are owned.



Housing Types¹



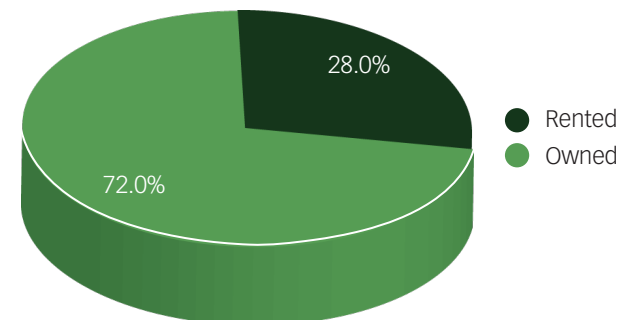
Construction Period²

Before 1960	25	1.2%
1961-1980	1,130	56.2%
1981-1990	520	25.9%
1991-2000	300	14.9%
2001-2005	0	0.0%
2006-2011	35	1.7%

\$337,574
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$805 / month

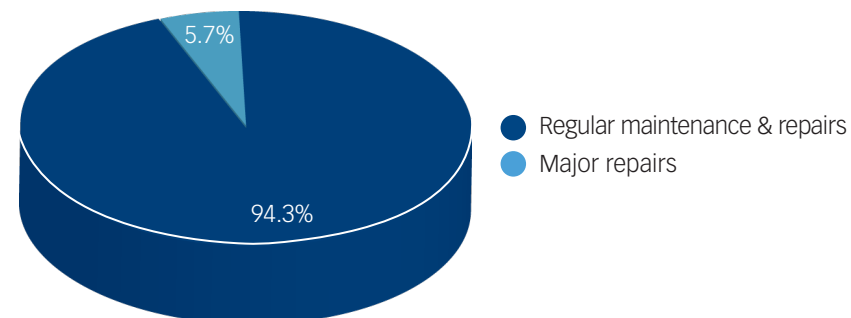
Spending ≥ 30% of before tax income on gross rent: 39.8%

Owned Dwellings²

Average owner's major payments: \$1,093 / month

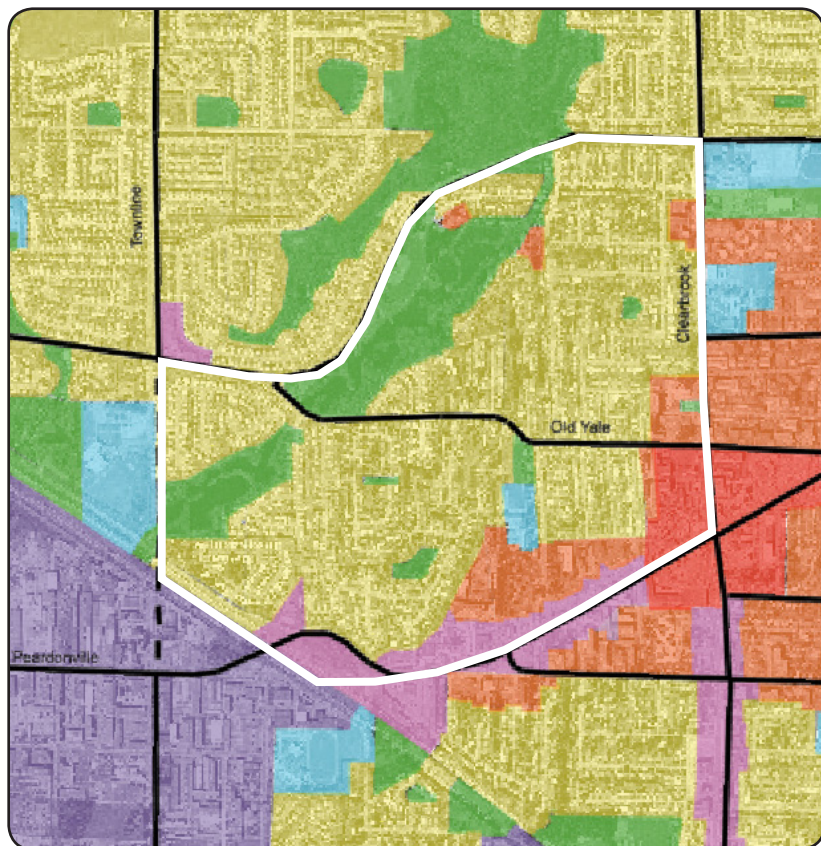
Spending ≥ 30% of before tax income on major payments: 18.3%

Maintenance Required^{2*}



* 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 West Clearbrook focuses on maintaining the general single family home character of the area. Most development will occur along Clearbrook Road and South Fraser Way with higher density commercial and residential development. The intersection of Clearbrook Road and South Fraser Way will retain its commercial and service centre character.

Landmarks



Ellwood/Fishtrap Creek Park

Fishtrap Creek was originally built as a large stormwater management facility to minimize the downstream flooding caused by urbanization. The park includes a paved loop that wanders through creeks, wetlands, peninsulas and islands. The Discovery Trail runs through the east side of the park.



Garden Park Tower

Developed in 1994 and owned by the Clearbrook Golden Age Society, Garden Park Tower contains 111 residential units for retired and semi-retired residents, a cafeteria, hall space and a range of retail and professional and non-profit office space. A significant mixed-use development within the City, Garden Park Tower is located adjacent to Evergreen Village, another high density residential project in West Clearbrook, and contains a neighbourhood park situated above the underground parking garage.



Clearbrook Plaza

A mixed retail and office development anchoring the northwest corner of South Fraser Way and Clearbrook Road, the Clearbrook Plaza was developed in 1992. Containing over 82,000 sq ft of commercial space, the Plaza is a major shopping destination within the historical Clearbrook town centre area.



Fishtrap Creek Park



Ten-Broeck Elementary



Paradise Park



Joshua House



Residential Streets



Single Family Residential



Prepared by:

CITY OF ABBOTSFORD
 Planning & Development Services
 32315 South Fraser Way
 Abbotsford, BC V2T 1W7
 604-864-5510

planning-info@abbotsford.ca