



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

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Sources:

Statistics Canada, 2006 Census
City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/demographics

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CITY OF ABBOTSFORD

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Mill Lake



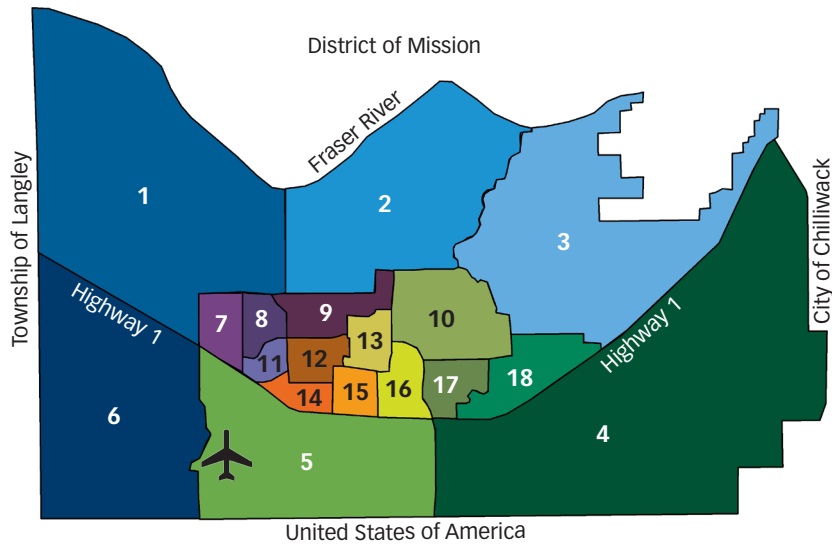
Mill Lake is situated in the south central urban core and covers approximately four sq km. The community has a mix of land uses including residential, commercial, schools, and parks. Landmarks include Sevenoaks Shopping Centre and Mill Lake Park, both commercial and recreational hubs in this urban centre. Mill Lake also includes the state-of-the-art Abbotsford Regional Hospital and Cancer Centre (ARHCC), which opened in 2008. ARHCC provides specialized health services to people across the Fraser Valley. It is designated LEED (Leadership in Energy and Environmental Design) Gold in design and construction by the Canada Green Building Council, which minimizes its impact on the environment.

The population of Mill Lake is 7,919, with 80 years and older as the dominant age group. Mill Lake has many senior care facilities in close proximity to services and park space, which are probable factors contributing to the high number of seniors that live in the area.



— 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: 50.6%
 Institutional: 15.2%
 Parks: 20.8% Commercial: 13.4%

Population density:

2,933 persons/sq km

Net unit density:

17.4 dwellings/hectare

Tenure:

rented: 52.8% owned: 47.2%

Dominant dwelling type:

apartment <5 stories (49.7%)

Dominant construction period:

1971-1980 (27.8%)

Median age: 46.3

Dominant age group:

80 years+
 (15.4% of total population)

% children (<15): 14.8

% seniors (65+): 30.4

\$19,860

median individual income (before tax)
 (23,072 in Abbotsford)

\$35,498

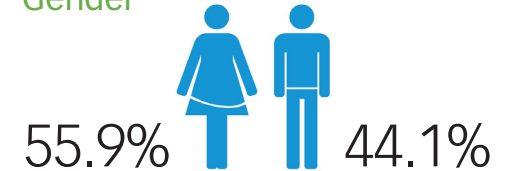
median household income (before tax)
 (53,974 in Abbotsford)

Population

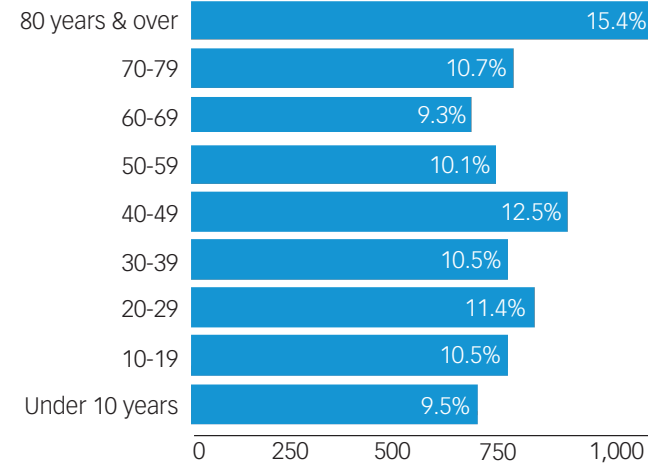


The dominant age group of Mill Lake residents is 80 years and over. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2036, the population is estimated to reach 16,900.

Gender



Age



Projected Growth

Year	Population	Density (persons/sq km)
2006	7,919	2,933
2016	12,500*	4,630*
2026	15,200*	5,630*
2036	16,900*	6,260*

Population figures include Census undercount adjustment * Estimated

Income

The largest proportion of Mill Lake residents 15 years and over earn between \$10,000 and 19,999 annually, while households earn between \$10,000 and 29,999. Persons 15 and over not in economic families have the highest incidence of low income.



Individual Income*

Under \$10,000	1,075	19.3%
\$10,000-\$19,999	1,734	31.4%
\$20,000-\$29,999	1,016	18.3%
\$30,000-\$39,999	691	12.4%
\$40,000-\$49,999	450	8.1%
\$50,000-\$59,999	231	4.1%
\$60,000 & over	370	6.6%

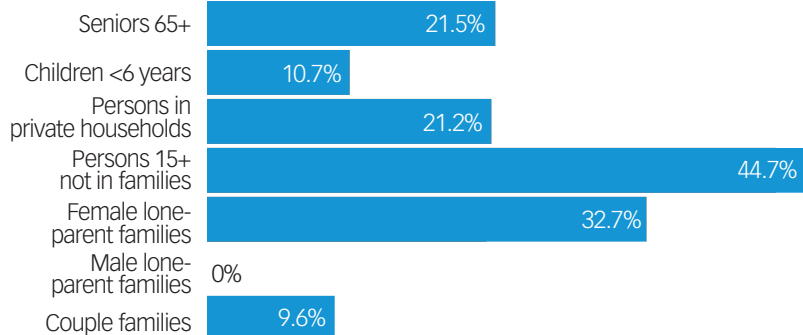
* 15 years and over, before tax income

Household Income*

Under \$10,000	209	6.4%
\$10,000-\$29,999	1,123	34.6%
\$30,000-\$49,999	970	29.9%
\$50,000-\$69,999	383	11.8%
\$70,000-\$89,999	231	7.1%
\$90,000 & over	328	10.1%

* Before tax income

Low Income*

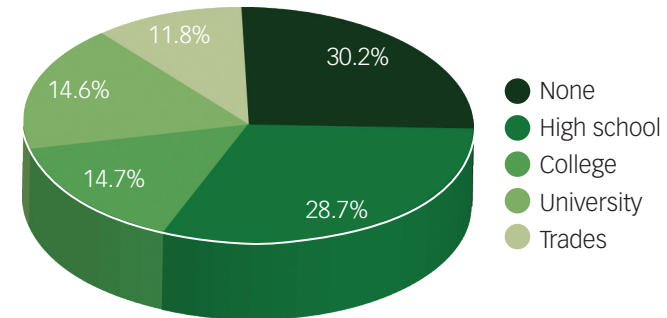


* Percent low income are within each category. Based on Statistics Canada's before tax low income cut-offs (LICOS), which includes families or persons spending 20% more than average of their income on food, shelter and clothing.

Education & Labour

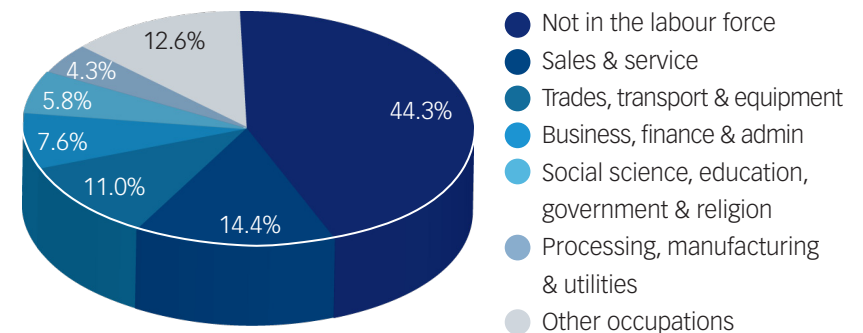
Approximately 40% of Mill Lake residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education (15 years & over)*

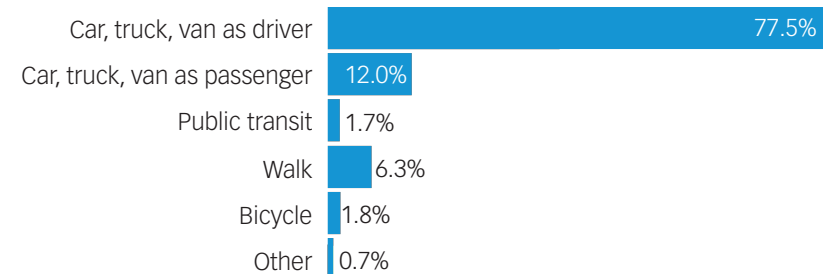


* Highest level of education completed

Labour Force (15 years & over)



Mode of Travel to Work (15 years & over)



Diversity

Mill Lake received the most immigrants before 1961. Between 2001 and 2006, the largest percentage of immigrants (based on place of birth) came from Northern Africa, followed by Southern Asia. English is the dominant language spoken at home.



Ethnicity*

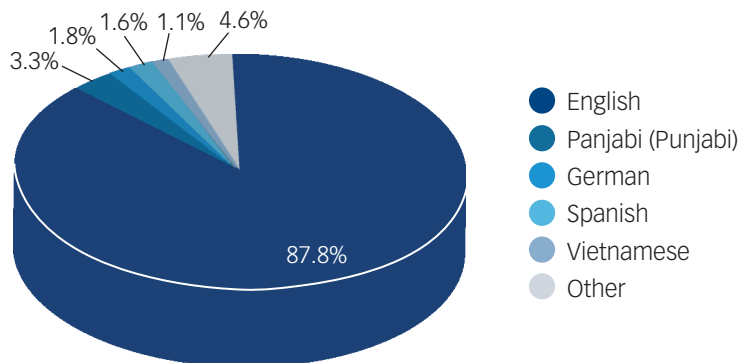
English	2,144	30.8%
German	1,547	22.2%
Canadian	1,487	21.4%
Scottish	1,242	17.9%
Irish	1,153	16.6%

* Data includes single and multiple responses

Visible Minority

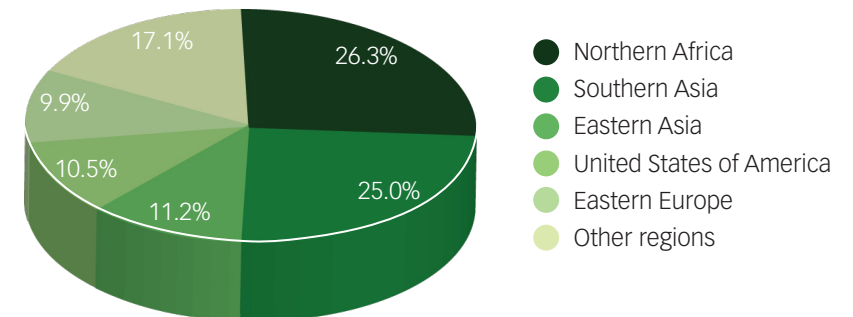
South Asian	297	4.3%
Latin American	178	2.6%
Southeast Asian	107	1.5%

Home Language

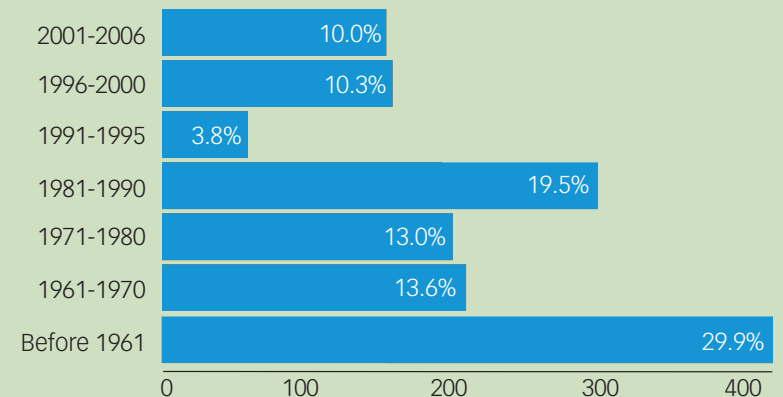


Diversity

Immigration by Place of Birth (2001-2006)



Period of Immigration*



* Percent of total immigrant population

Individual Mobility

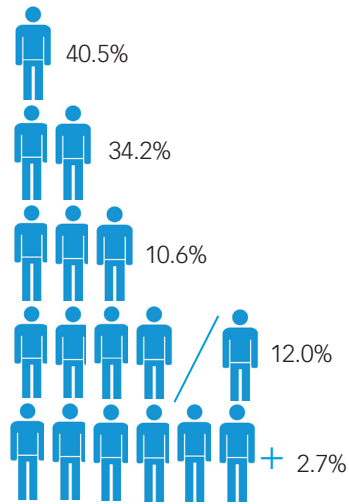
	1 Year	5 Year
Non-Movers	77.5%	45.0%
Movers*	22.5%	55.0%

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

Households

Mill Lake has a total of 3,296 households. The average number of persons living in a household is 2.1, with one-family households as the dominant type.

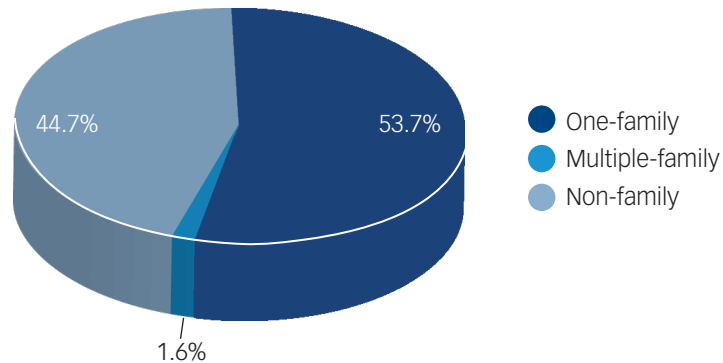
Size



Persons/Household



Type*



* 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



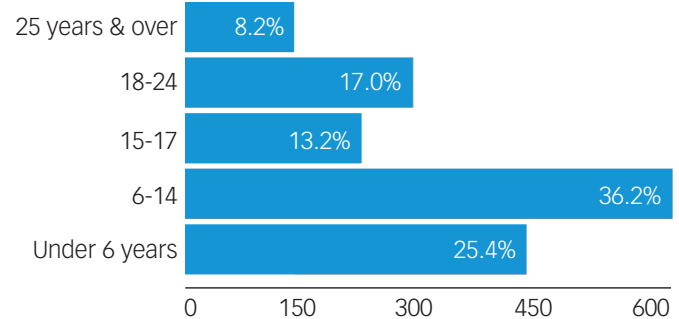
The majority of families in Mill Lake are two-parent with no children living at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure

Two-parent families	1,416	75.9%
With no children at home	888	
With children at home	530	
Single-parent families*	450	24.1%

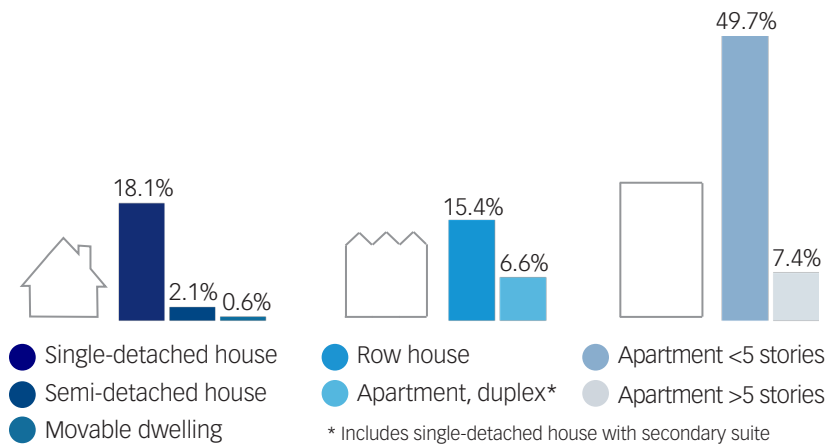
* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home



Dwellings

Between 1971 and 1980, almost 30% of residential dwellings in Mill Lake were constructed. The dominant dwelling type is low rise apartments, less than five stories. Approximately half of all dwellings are owned.



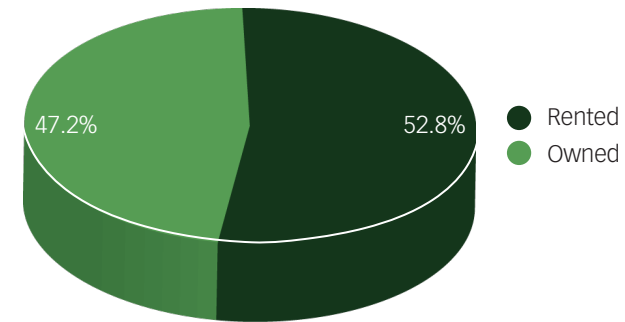
Construction Period

Construction Period	Count	Percentage
Before 1946	40	1.2%
1946-1960	217	6.7%
1961-1970	472	14.5%
1971-1980	905	27.8%
1981-1985	519	16.0%
1986-1990	352	10.8%
1991-1995	317	9.8%
1996-2000	184	5.7%
2001-2006	244	7.5%

\$218,279
average dwelling value

Dwellings

Tenure



Rented Dwellings

Average rent: \$720 / month

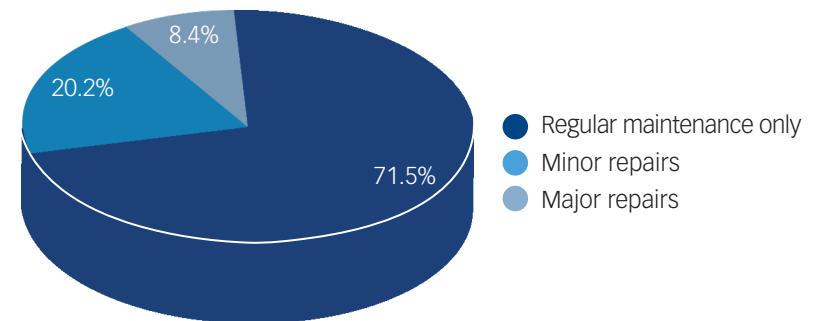
Spending ≥30% of before tax income on gross rent: 779 / 44.7%

Owned Dwellings

Average owner's major payments: \$779 / month

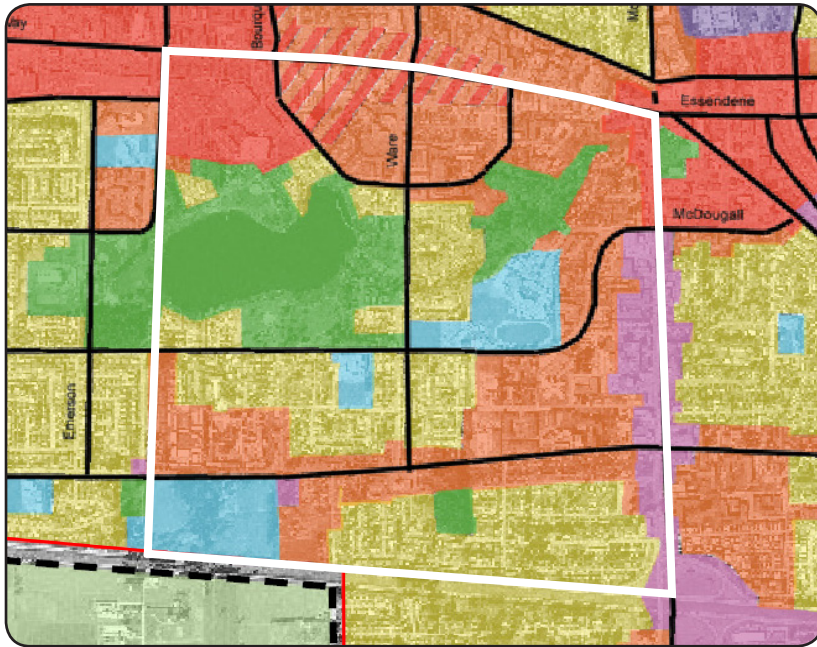
Spending ≥30% of before tax income on major payments: 294 / 18.9%

Maintenance Required*



* 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



The OCP vision for Mill Lake supports mixed use and high density residential and commercial development along McCallum Road and South Fraser Way, with population projected to more than double in 30 years. McCallum Road and South Fraser Way become primary transit priority corridors to support the highest transit frequencies in the City, while Marshall Road becomes a transit priority corridor.

The Bourquin Crescent area supports increased density and includes more commercial and choice of use developments. Areas near the Abbotsford Regional Hospital and Cancer Centre, and along Marshall Road, continue to increase in density. Mill Lake remains a City-wide destination park.

Landmarks



Abbotsford Regional Hospital & Cancer Centre (ARHCC)

ARHCC opened in 2008 and is a state-of-the-art 300 bed facility, with the cancer centre integrated into the hospital. The facility contributes to both the local and regional economy through employment, business and industry activity.



Mill Lake Park

The park serves as a regional destination with many amenities for people of all ages and abilities including playgrounds, picnic facilities, an outdoor pool and a paved trail. The newly constructed spray park uses water from a dedicated well which is directed to a rock pit recharging the aquifer.



Sevenoaks Shopping Centre

Sevenoaks Shopping Centre is strategically located at the intersection of two major roads, South Fraser Way and Gladwin Road. It is easily accessible from all parts of the Fraser Valley and includes over 100 stores, specialty food shops, and services.



Trethewey House

Constructed in 1920 and designated as a heritage site in 1983, the Trethewey House is the most well-known historic house in the Mill Lake area. The Trethewey House was once home to the prominent Trethewey family, who donated the house to the City of Abbotsford for use as a museum.



Tempo



Mill Lake



EMCO Building



Abbotsford Hospital



Primrose Gardens



Seven Oaks



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