



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

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Fall 2014

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CITY OF ABBOTSFORD

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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 Mill Lake non-response rate: **43.7%**

Mill Lake



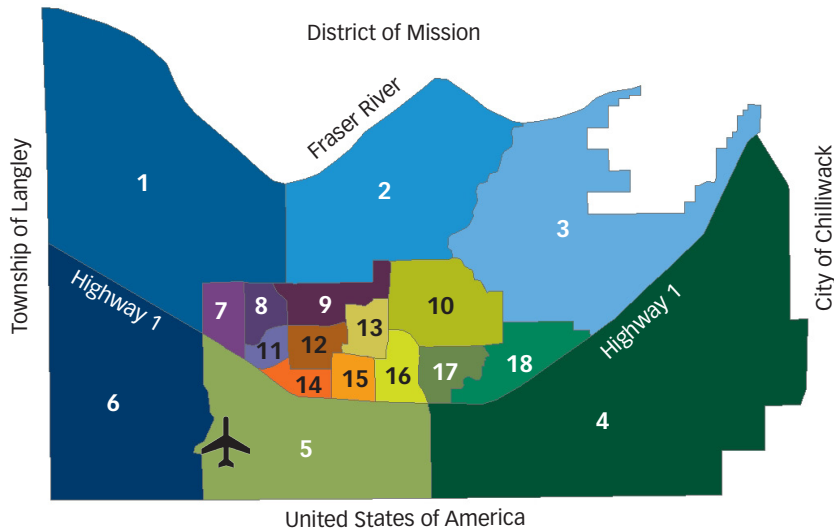
Mill Lake is situated in the south central urban core and covers just over two km². The community has a mix of land uses including residential, commercial, schools, and parks. Landmarks include Sevenoaks Shopping Centre and Mill Lake Park, both commercial and recreational hubs in this urban centre. Mill 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 8,700 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: 15.3%
 Parks: 20.6% Commercial: 13.5%

Population density:

3,816 persons/km²

Net unit density:

17.4 dwellings/hectare

Tenure:

rented: 55.4% owned: 44.6%

Dominant dwelling type:

apartment <5 stories (58.0%)

Dominant construction period:

1961-1980 (40.8%)

Median age: 46.5

Dominant age group:

80 years+
 (14.5% of total population)

% children (<15): 14.4

% seniors (65+): 28.1

\$25,314

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

\$47,502

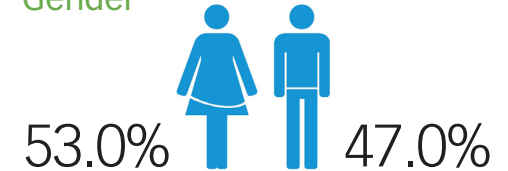
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

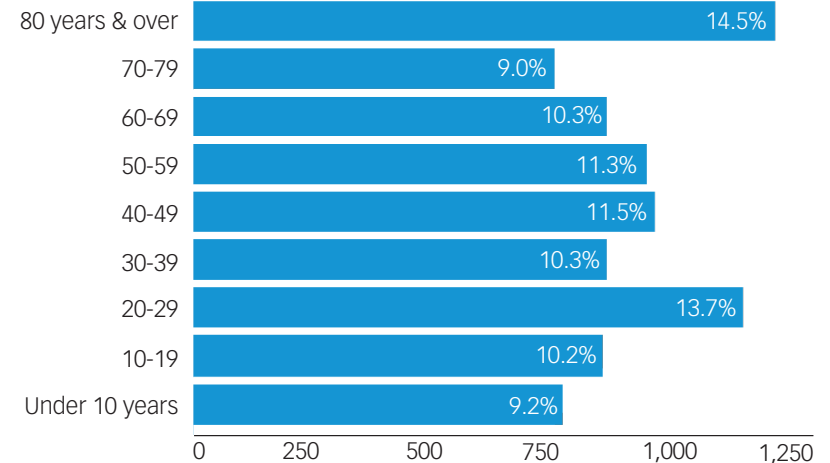


The dominant age group of Mill Lake residents is 80 years and over. This is followed by residents 20 to 29 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 16,200.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	7,900	3,465
2011	8,700	3,816
2035	16,200*	7,105*

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. Residents between the ages of 18 and 64 have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	970	17.4%
\$10,000-\$19,999	1,415	25.4%
\$20,000-\$29,999	1,015	18.2%
\$30,000-\$39,999	730	13.1%
\$40,000-\$49,999	575	10.3%
\$50,000-\$59,999	320	5.8%
\$60,000 & over	540	9.7%

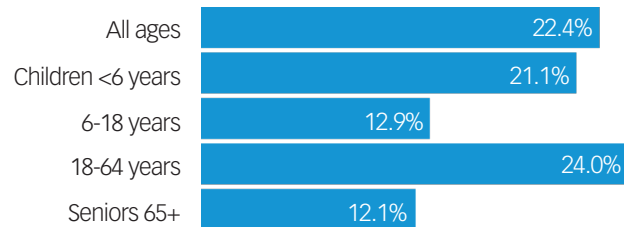
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	90	3.0%
\$10,000-\$29,999	970	32.4%
\$30,000-\$49,999	825	27.5%
\$50,000-\$79,999	615	20.5%
\$80,000-\$99,999	265	8.8%
\$100,000 & over	230	7.7%

* Before tax income

Low Income^{2*}

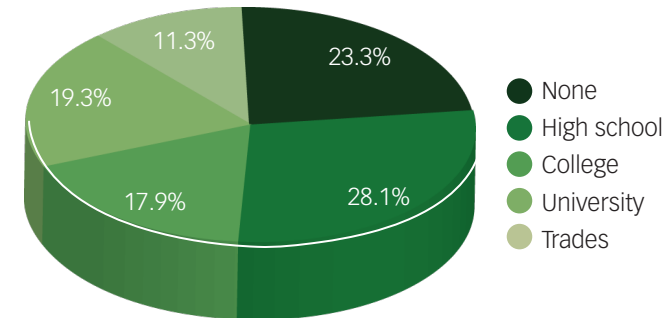


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

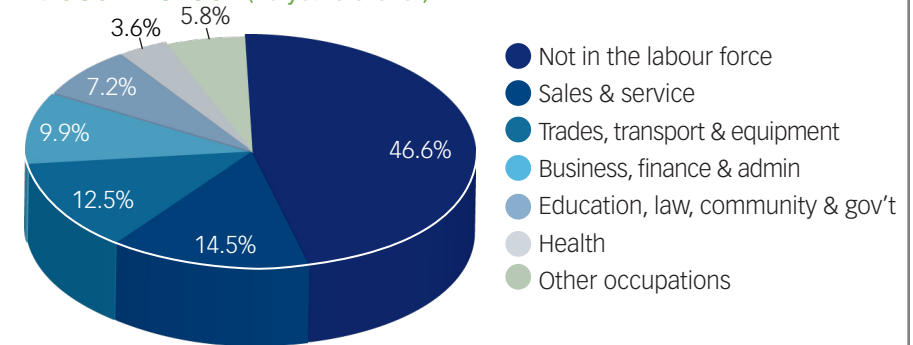
Almost half of Mill Lake residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)*

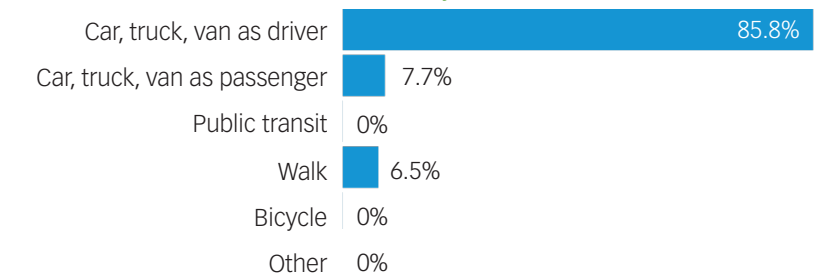


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Mill Lake received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from South Asia. English is the dominant language spoken at home.



Ethnicity^{2*}

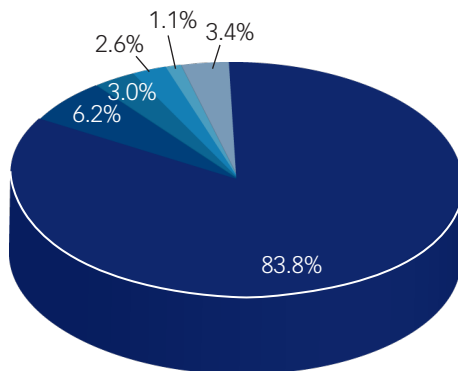
English	2,175	29.2%
Canadian	1,835	24.6%
Scottish	1,640	22.0%
German	1,125	15.1%
Irish	1,040	14.0%

* Data includes single and multiple responses

Visible Minority²

South Asian	685	9.2%
Korean	295	4.0%
Chinese	125	1.7%

Language²



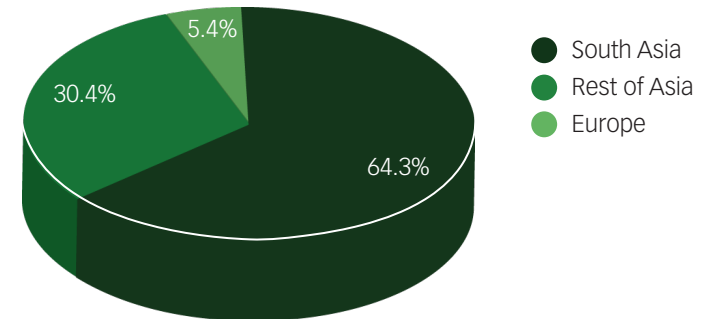
16.2%*
population in households where
a non-official language is spoken

- English &/or French only
- Panjabi (Punjabi)*
- Hindi*
- German*
- Spanish*
- Korean*
- Other*

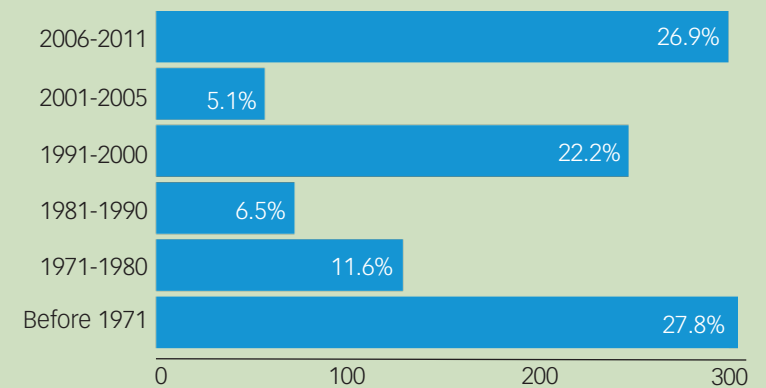
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

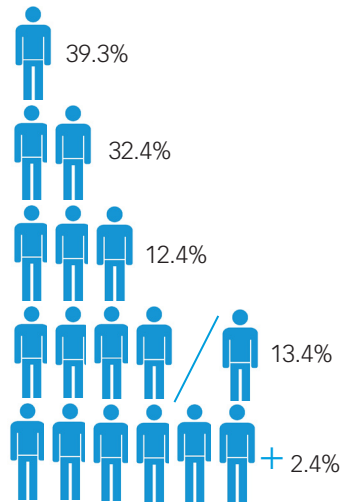
	1 Year	5 Year
Non-Movers	78.8%	46.3%
Movers*	21.2%	53.7%

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

Households

Mill Lake has a total of 3,480 households. The average number of persons living in a household is 2.4, with one-family households as the dominant type.

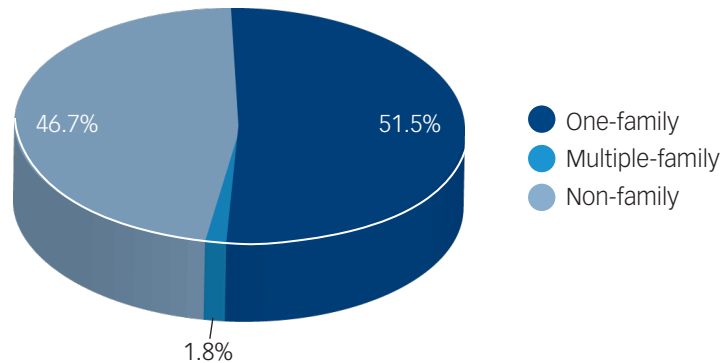
Size¹



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



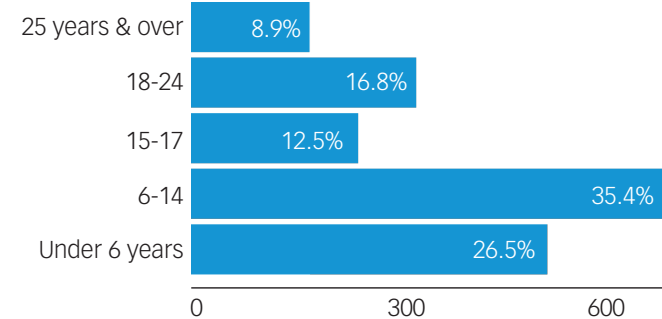
The majority of families in Mill Lake are two-parent with no children living at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	1,365	78.9%
With no children at home	810	
With children at home	560	
Single-parent families*	365	21.1%

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

Children at Home¹

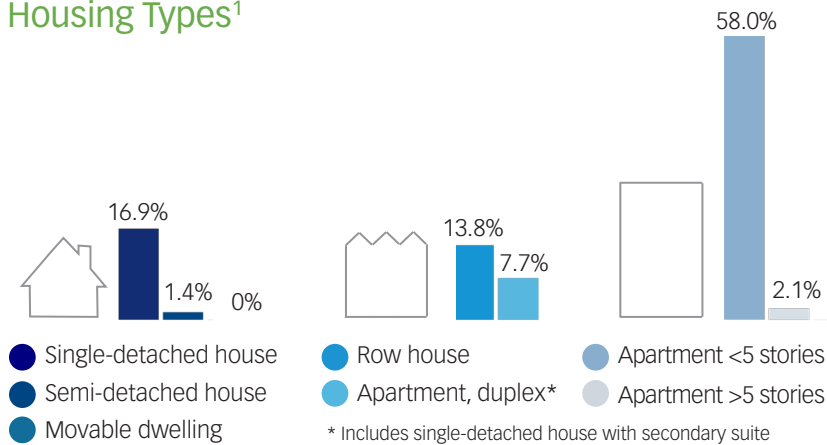


Dwellings

Between 1961 and 1980, more than 40% of residential dwellings in Mill Lake were constructed. The dominant dwelling type is low rise apartments, less than five stories. More than half of all dwellings are rented.



Housing Types¹



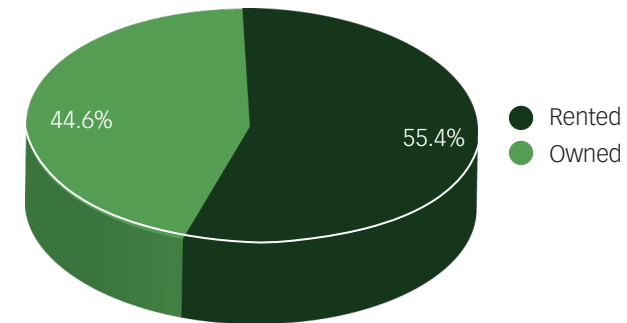
Construction Period²

Construction Period	Count	Percentage
Before 1960	125	3.8%
1961-1980	1,355	40.8%
1981-1990	990	29.8%
1991-2000	170	5.1%
2001-2005	160	4.8%
2006-2011	520	15.7%

\$296,094
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$752 / month

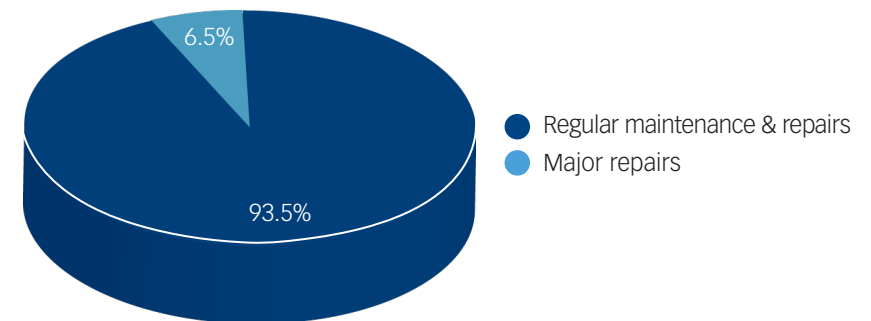
Spending ≥30% of before tax income on gross rent: 34.3%

Owned Dwellings²

Average owner's major payments: \$981 / month

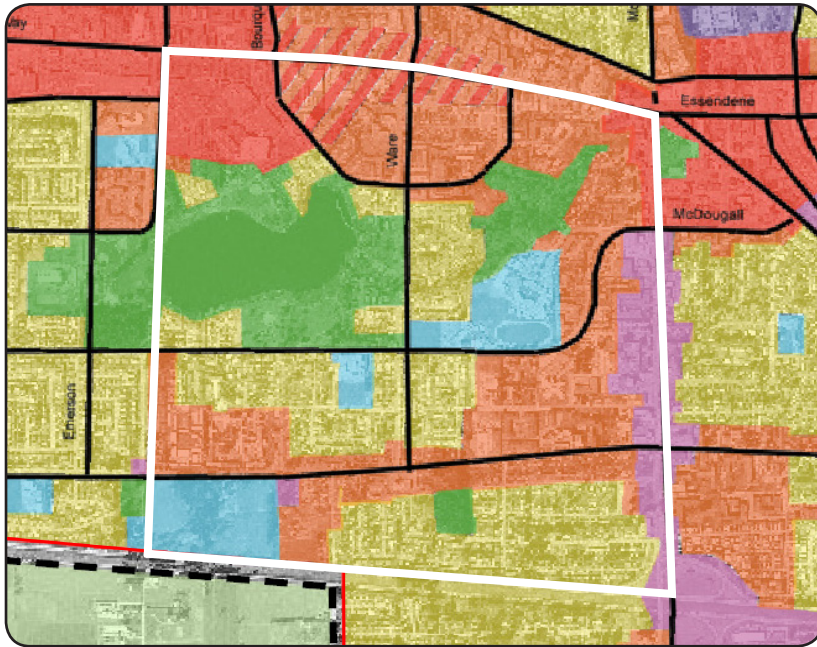
Spending ≥30% of before tax income on major payments: 26.7%

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



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 grow significantly in coming 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 popular 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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