City of Abbotsford Demographic Profiles 2024

1. Aberdeen
2. Bradner - Mt. Lehman
3. City Centre
4. Clayburn
5. Clearbrook
6. Fairfield
7. Hazelwood
8. Historic Downtown
9. Immel - McMillan
10. Marshall - McCallum
11. Matsqui Prairie
12. McKee
13. Peardonville
14. South Clearbrook
15. South Poplar
16. Sumas Mountain
17. Sumas Prairie
18. Sumas Way
19. Townline
20. UDistrict
21. West Abbotsford
22. Whatcom

■ First Nations Reserves

Immel-McMillan

Located east of Historic Downtown, this neighbourhood is a mix of residential densities and commercial land uses, with three Neighbourhood Centre's. Abbotsford Recreation Centre and McMillan Park offer community amenities.

Population

Total Population of Immel-McMillan
9,250

21.2% of Immel-McMillan residents are children

12.6% of Immel-McMillan residents are elderly

Median Age

Immel-McMillan

2016	36.3	2021	37.6

Abbotsford

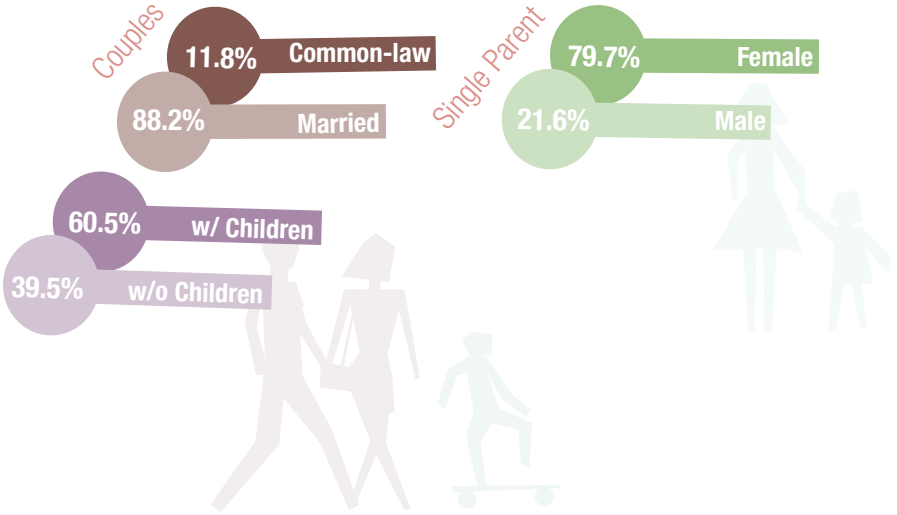| 2016	39.0	2021	39.2

Household Size

The average houshold size in Immel-McMillan is **3.0**

Family Structure

Couples

11.8% **Common-law**

88.2% **Married**

60.5% **w/ Children**

39.5% **w/o Children**

Single Parent

79.7% **Female**

21.6% **Male**

Age Distribution

Age	Male	Female
95 years & over	0.05%	0.05%
85-94	0.4%	0.4%
75-84	2%	2%
65-74	4%	4%
55-64	6%	6%
45-54	7%	8%
35-44	7%	8%
25-34	5%	6%
15-24	18%	16%
Under 14 years	11%	10%

■ Male ■ Female
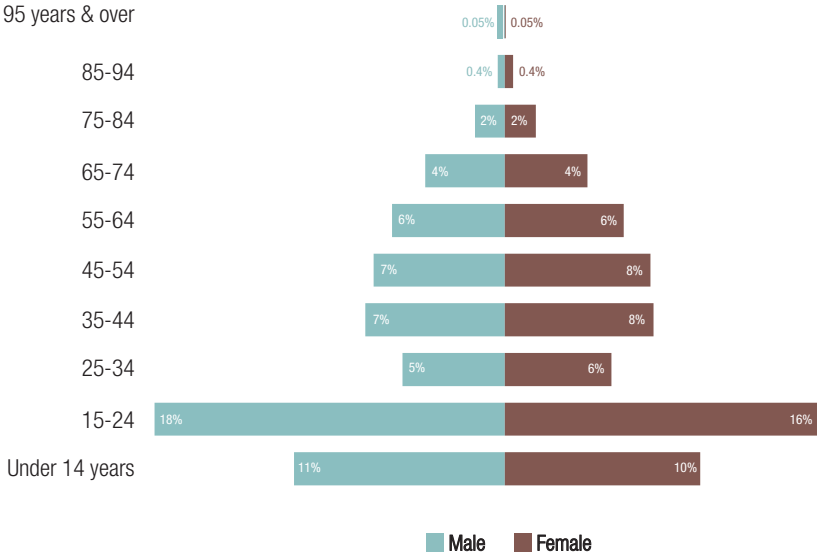
Housing Types

Single-detached house	**65%**
Semi-detached house	**2%**
Row house	**11%**
Apartment or flat in a duplex	**16%**
Apartment <5 storeys	**6%**

Average House Value
2016

$524,117

Average House Value
2021

$869,000
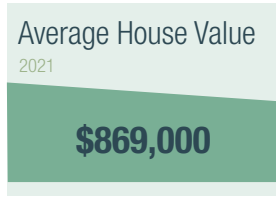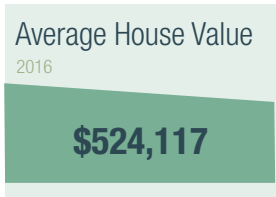
Construction Period

- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1961-1980
- 1960 or before

34.9% — 1961-1980
35.4% — 1981-1990
19.3% — 1991-2000
3.7% — 2001-2010
5.2% — 2011-2021
1.3% — 1960 or before
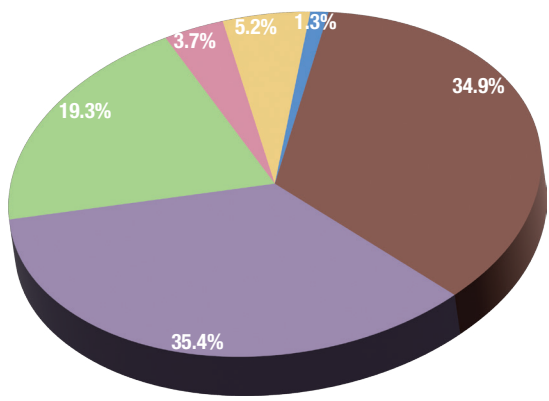
Rent/Own

In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income.

Owned Dwellings

Average monthly payments
2016: $1,467
2021: $1,668

In 2016, 16.6% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments lowered to 12.3%.
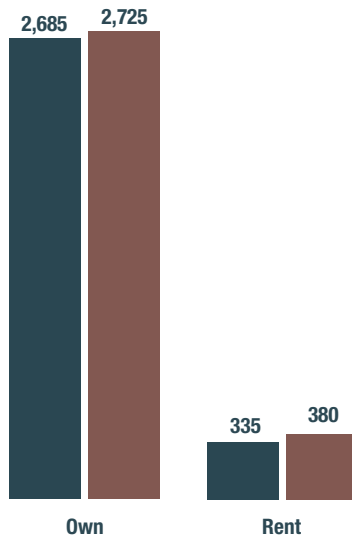
Rented Dwellings

Average monthly rent
2016: $1,178
2021: $1,820

In 2016, 34.8% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 32.9%.

Dwelling Tenure

- 2021
- 2016

	Own	Rent
2016	2,685	335
2021	2,725	380

Income

Total Household Income

Since 2016, household incomes have risen by approximately 23%.

2016 Median Household Income

2021 Median Household Income

<20k <40k <60k <80k <100k <125k >125k
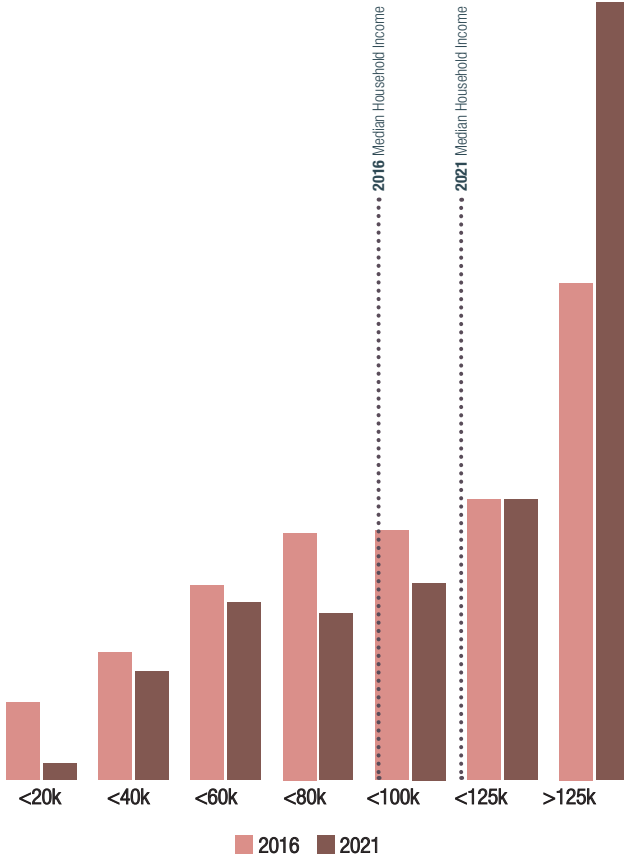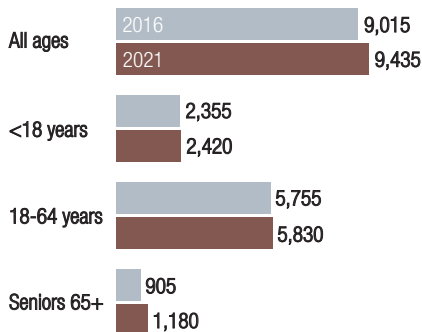
■ 2016 ■ 2021

Median Individual Income

Since 2016, individual incomes have lowered by approximately 16%.

2016: **$39,057**

2021: **$45,200**

Total low-income residents (after tax)

All ages
- 2016: 9,015
- 2021: 9,435

<18 years
- 2,355
- 2,420

18-64 years
- 5,755
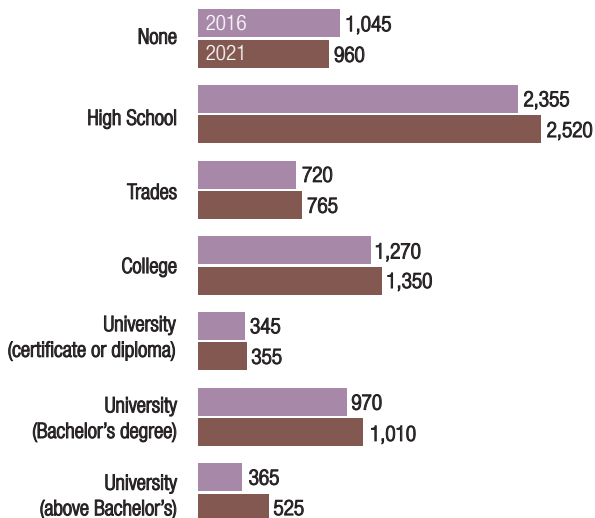- 5,830

Seniors 65+
- 905
- 1,180

Low-Income definition

A household is considered "low income" if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

Fewer people have attained higher education than 2016 levels.

None
- 2016: 1,045
- 2021: 960

High School
- 2,355
- 2,520

Trades
- 720
- 765

College
- 1,270
- 1,350

University (certificate or diploma)
- 345
- 355

University (Bachelor's degree)
- 970
- 1,010

University (above Bachelor's)
- 365
- 525

Commute to Work

Pie chart legend:
- Automobile - as a driver — 88%
- Automobile - as a passenger — 6%
- Public Transit — 1%
- Walked — 3%
- Bicycle — 1%
- Other — 2%
- (additional) 1%
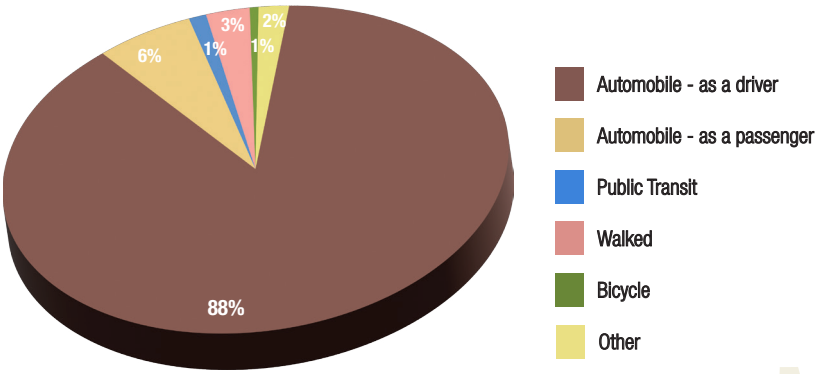
6% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.
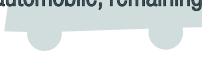
Occupation

Retail Trade, Health Care and Social Assistance, and Construction saw an increase, while Manufacturing saw a decrease.

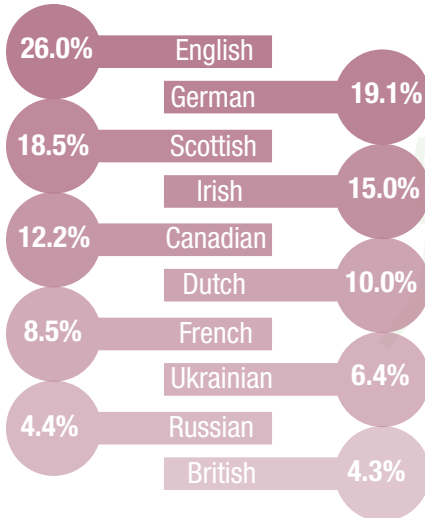| Industry	2016	2021
Retail Trade	12.2%	13.8%
Health Care and Social Assistance	10.6%	12.5%
Construction	9.5%	11.4%
Educational Services	9.4%	10.2%
Manufacturing	9.0%	5.8%

Language

15.6%
of residents know a non-official language.

24% of people who know a non-official language speak Punjabi, up from 19% in 2016.

Punjabi: 23.6%   Mandarin: 6.3%
Korean: 11.5%   Spanish: 5.6%
German: 9.7%

Ethnicity

English: 26.0%
German: 19.1%
Scottish: 18.5%
Irish: 15.0%
Canadian: 12.2%
Dutch: 10.0%
French: 8.5%
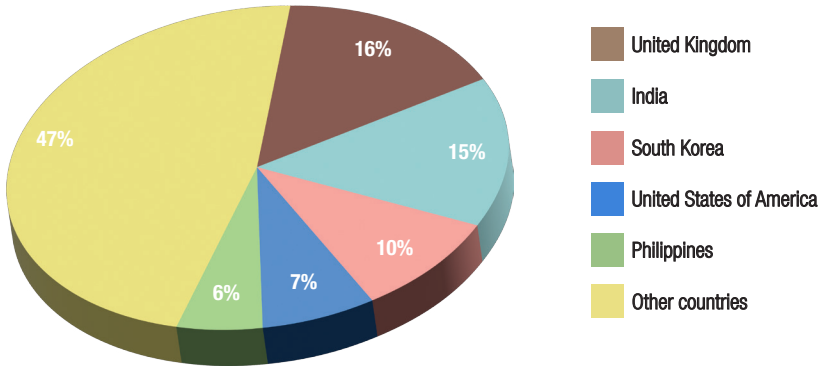Ukrainian: 6.4%
Russian: 4.4%
British: 4.3%

18.5% of Immel-McMillan residents are of a visible minority group.

Statistics Canada defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour".

Immigration

Immigration by Birthplace

- **United Kingdom** — 16%
- **India** — 15%
- **South Korea** — 10%
- **United States of America** — 7%
- **Philippines** — 6%
- **Other countries** — 47%

Period of Immigration

Time period of granted immigration status:

Before 1980	**27%**
1980-1990	**14%**
1991-2000	**10%**
2001-2010	**18%**
2011-2021	**30%**