



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

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.

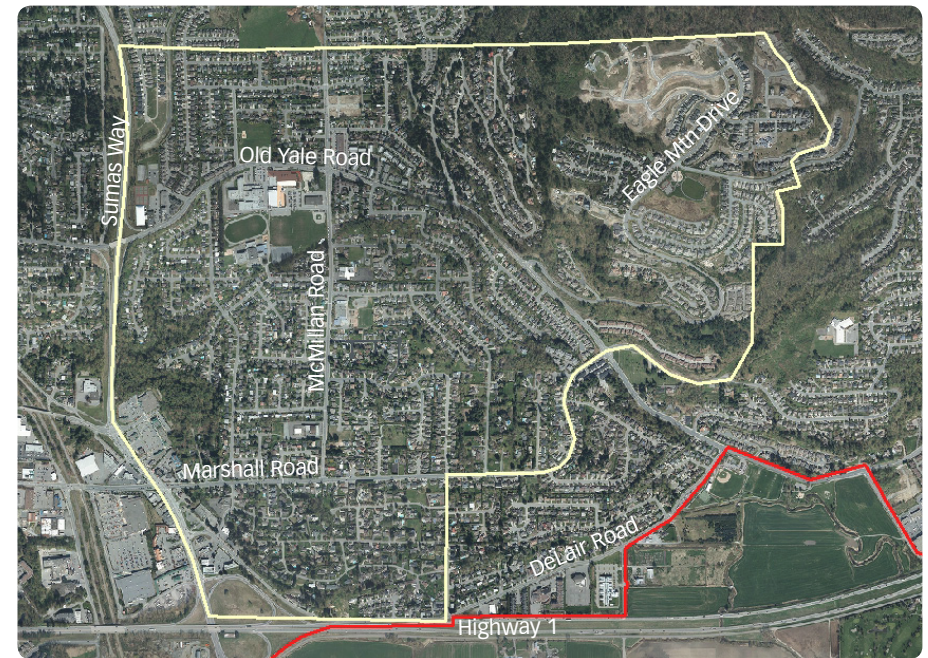
Average McMillan non-response rate: **24.6%**

McMillan



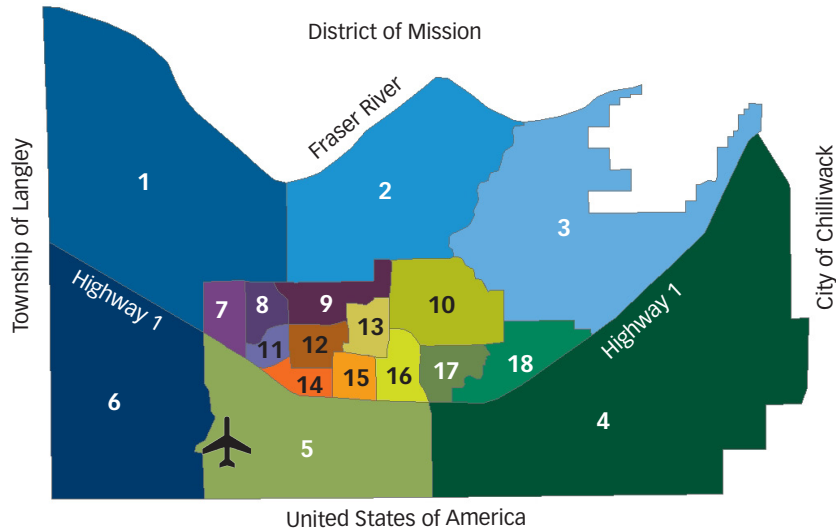
McMillan is situated in the southeast corner of the urban area and covers approximately four km². The area has a mix of land uses including residential, commercial, schools, and parks. Over 85% of the land use is residential, with single-detached houses as the dominant dwelling type. The majority of dwellings are owned. Landmarks include Abbotsford Recreation Centre, McMillan Youth Park, Abbotsford Curling Club, and Eagle Mountain.

The dominant age group of McMillan residents is 50 to 59 years. This is closely followed by residents 40 to 49 years. More than half of residents 15 years and older have some post-secondary education.



— 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: 85.3%
Commercial: 4.2%
Institutional: 5.9% Parks: 4.6%

Population density:

1,985 persons/sq km

Net unit density:

7.1 dwellings/hectare

Median age: 38.5

Dominant age group:
50 to 59 years
(16.9% of total population)

% children (<15): 18.9

% seniors (65+): 9.2

Tenure:

rented: 6.5% owned: 93.5%

Dominant dwelling type:
single-detached house (68.8%)

Dominant construction period:
1981-1990 (32.4%)

\$36,085

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

\$92,977

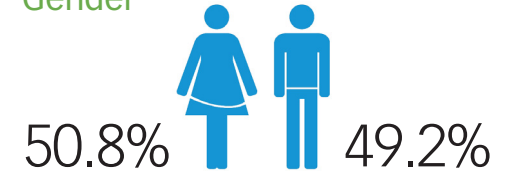
median household income (before tax)
(62,850 in Abbotsford)

Population

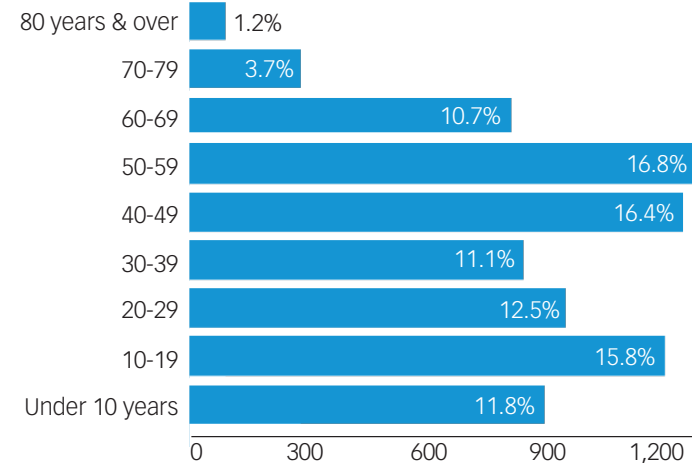


The dominant age group of McMillan residents is 50 to 59 years. This is followed by residents 40 to 49 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 10,900.

Gender¹



Age¹



Growth³

Year	Population	Density (persons/sq km)
2006	7,800	1,935
2011	8,000	1,985
2035	10,900*	2,705*

Population figures include Census undercount adjustment

* Estimated

Income

The largest proportion of McMillan residents 15 years and over earn over \$60,000 annually, while households earn \$100,000 and over. Seniors over 65 have the highest incidence of low income.



Individual Income^{2*}

Under \$10,000	1,025	17.8%
\$10,000-\$19,999	845	14.7%
\$20,000-\$29,999	610	10.6%
\$30,000-\$39,999	585	10.2%
\$40,000-\$49,999	615	10.7%
\$50,000-\$59,999	470	8.2%
\$60,000 & over	1,600	27.8%

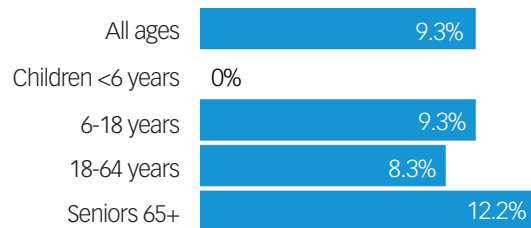
* 15 years and over, before tax income

Household Income^{2*}

Under \$10,000	0	0.0%
\$10,000-\$29,999	0	0.0%
\$30,000-\$49,999	120	6.4%
\$50,000-\$79,999	450	24.1%
\$80,000-\$99,999	315	16.8%
\$100,000 & over	985	52.7%

* Before tax income

Low Income^{2*}

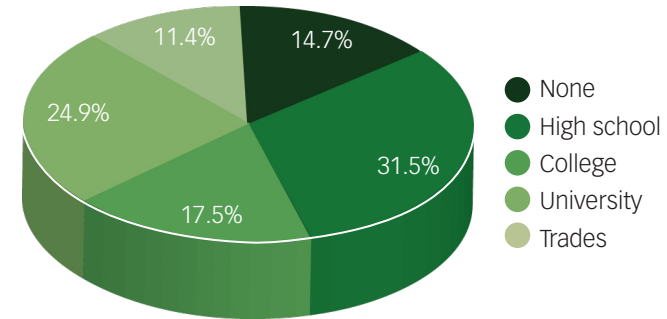


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

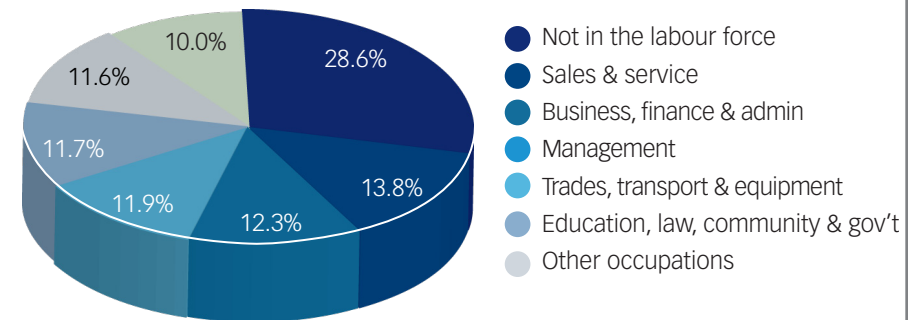
Over half of McMillan residents have some post-secondary education. Residents employed in sales and service occupations make up the largest proportion of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)

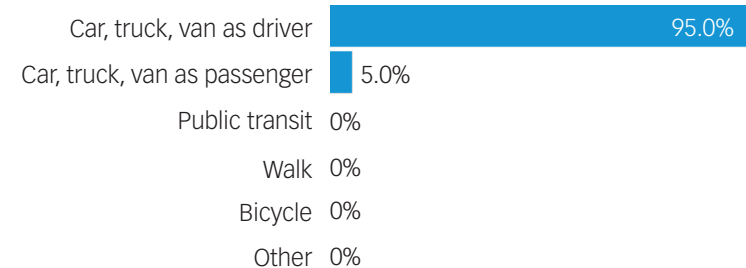


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

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



Ethnicity^{2*}

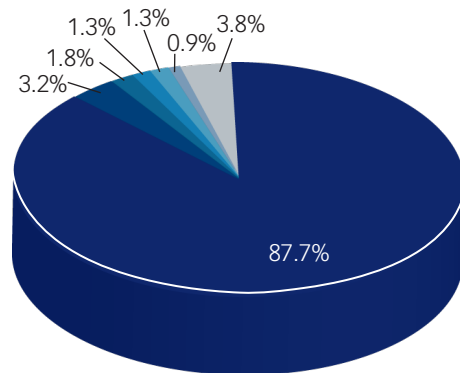
English	2,400	31.3%
German	1,850	24.1%
Scottish	1,810	23.6%
Canadian	1,500	19.6%
Irish	1,450	18.9%

* Data includes single and multiple responses

Visible Minority²

South Asian	465	6.1%
Chinese	125	1.6%
Korean	105	1.4%

Language²



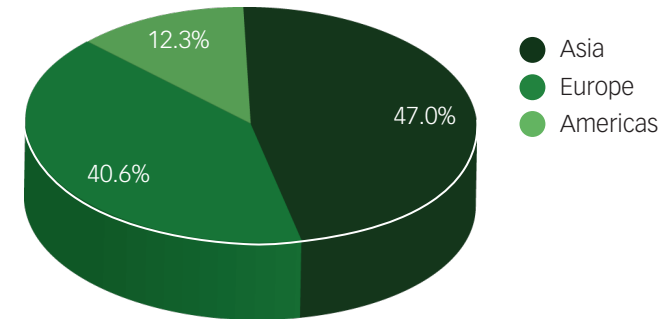
12.3%*
population in households where
a non-official language is spoken

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

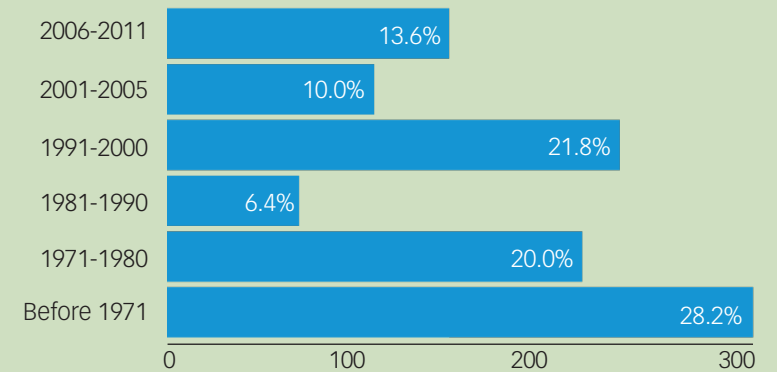
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

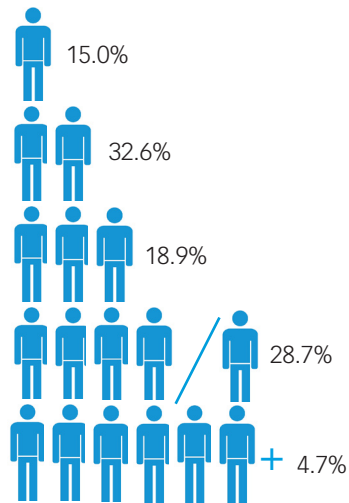
	1 Year	5 Year
Non-Movers	87.3%	59.4%
Movers*	12.7%	40.6%

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

Households

McMillan has a total of 2,650 households. The average number of persons living in a household is 3.0, with one-family households as the dominant type.

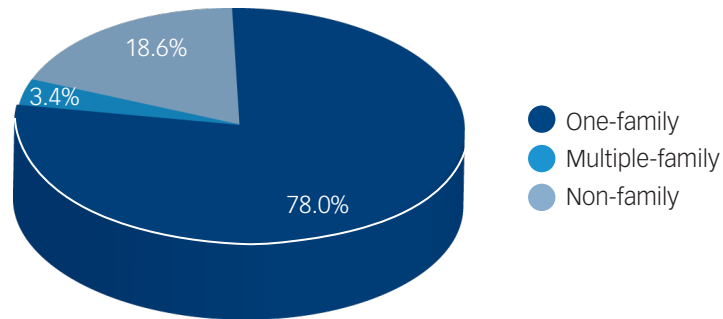
Size¹



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



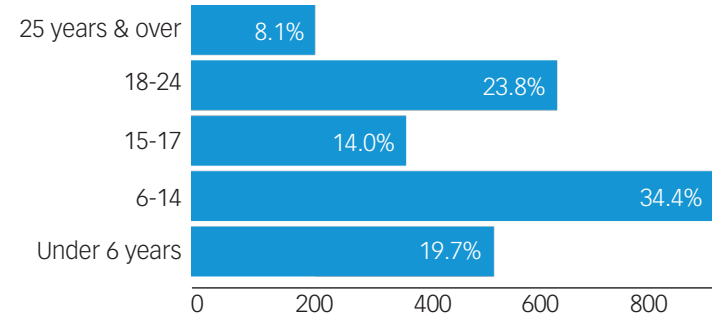
The majority of families in McMillan are two-parent with children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

Two-parent families	1,960	87.1%
With no children at home	730	
With children at home	1,075	
Single-parent families*	290	12.9%

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

Children at Home¹

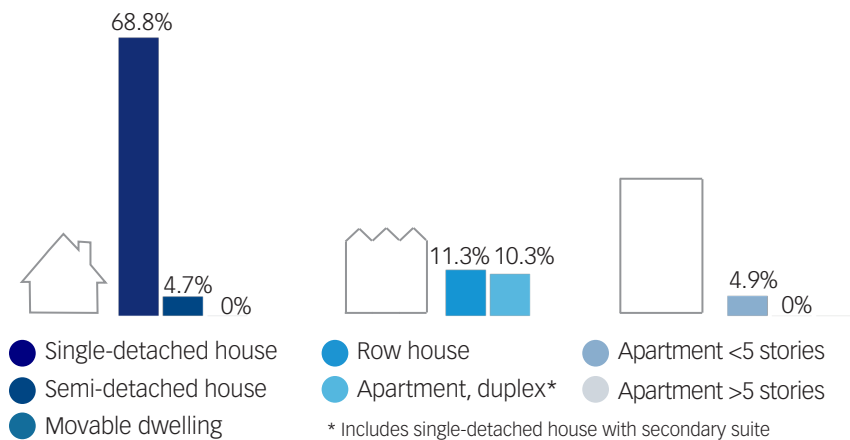


Dwellings

Between 1981 and 1990, over 30% of residential dwellings in McMillan were constructed. The dominant dwelling type is single-detached houses. Over 90% of all dwellings are owned.



Housing Types¹



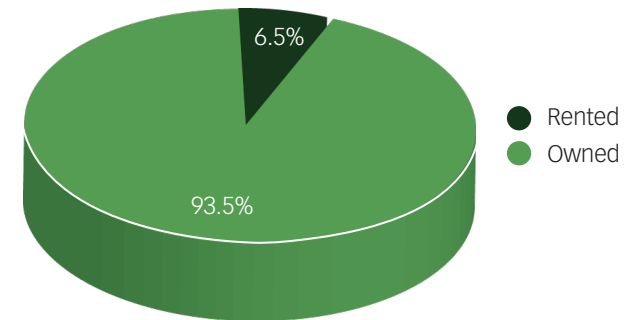
Construction Period

Construction Period	Count	Percentage
1960 or before	15	0.6%
1961 to 1980	780	30.8%
1981 to 1990	820	32.4%
1991 to 2000	465	18.4%
2001 to 2005	250	9.9%
2006 to 2011	200	7.9%

\$475,263
average dwelling value²

Dwellings

Tenure



Rented Dwellings

Average rent: \$1,219 / month

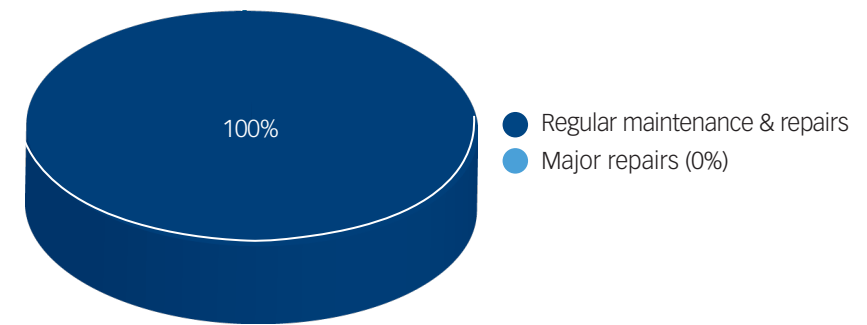
Spending ≥30% of before tax income on gross rent: 30.0%

Owned Dwellings

Average owner's major payments: \$1,456 / month

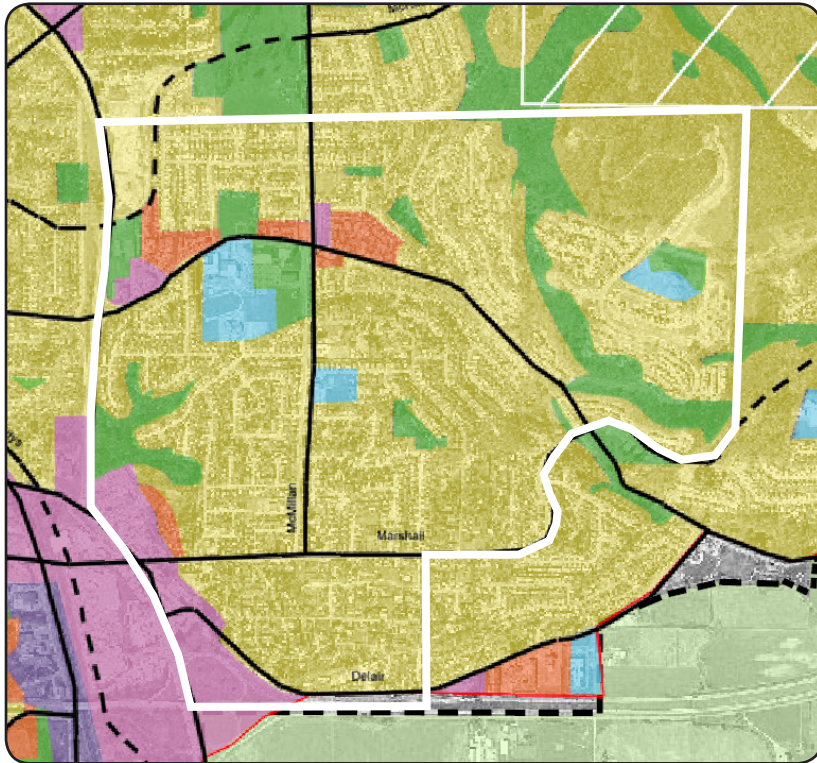
Spending ≥30% of before tax income on major payments: 21.8%

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



— 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 McMillan focuses on maintaining the general character of the area. Most areas available for development will be filled in over the next 15 years, with some smaller redevelopment pockets remaining. The area around McMillan Road and Old Yale Road will continue to be a local service centre, anchored by the Abbotsford Recreation Centre. Sumas Way will continue to see commercial redevelopment and be an important service area with access to Highway 1.

Landmarks



Abbotsford Recreation Centre

Abbotsford Recreation Centre includes an Olympic sized ice rink, skating pond, pool, gym, running track, weight room, multipurpose rooms, and skate park. The adjoining community centre and outdoor grass fields provide world-class dry land training, which supported the 2010 Olympic athletes.



McMillan Youth Park

McMillan Youth Park provides many activities for youth in east Abbotsford. The main feature is a skateboard park. Other features include a large plaza and street course. The park also includes basketball, sport courts, and a natural area.



Abbotsford Curling Club

The Abbotsford Curling Club offers one full time curling facility and can convert the international sized ice at the Abbotsford Recreation Centre to accommodate spectator events. The dedicated staff and volunteers work to foster the development of new and existing players, and are committed to providing playing opportunities for all.



Eagle Mountain

Eagle Mountain is a master-planned residential development offering upscale single family houses and townhouses with panoramic views of the Fraser Valley. The development is incorporated into the hillside landscape, and includes the popular Eagle Mountain neighbourhood park.



Abbotsford Village



Crossley Park



Single Family Residential



McMillan Elementary



Solace House



Delair Center



Prepared by:

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

planning-info@abbotsford.ca