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
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.
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
- Female: 55.9%
- Male: 44.1%

### Age
- **80 years & over:** 15.4%
- **70-79:** 10.7%
- **60-69:** 9.3%
- **50-59:** 10.1%
- **40-49:** 12.5%
- **30-39:** 10.5%
- **20-29:** 11.4%
- **10-19:** 10.5%
- **Under 10 years:** 9.5%

### Median age: 46.3
### Dominant age group: 80 years+ (15.4% of total population)
- **% children (<15):** 14.8
- **% seniors (65+):** 30.4

### Net unit density
- 17.4 dwellings/hectare

### Median individual income (before tax)
- $19,860 (23,072 in Abbotsford)

### Median household income (before tax)
- $35,498 (53,974 in Abbotsford)

### Population figures include Census undercount adjustment
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*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1,075</td>
<td>19.3%</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>1,734</td>
<td>31.4%</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>1,016</td>
<td>18.3%</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>691</td>
<td>12.4%</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>450</td>
<td>8.1%</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>231</td>
<td>4.1%</td>
</tr>
<tr>
<td>$60,000 &amp; over</td>
<td>370</td>
<td>6.6%</td>
</tr>
</tbody>
</table>

* 15 years and over, before tax income

### Household Income*

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>209</td>
<td>6.4%</td>
</tr>
<tr>
<td>$10,000-$29,999</td>
<td>1,123</td>
<td>34.6%</td>
</tr>
<tr>
<td>$30,000-$49,999</td>
<td>970</td>
<td>29.9%</td>
</tr>
<tr>
<td>$50,000-$69,999</td>
<td>383</td>
<td>11.8%</td>
</tr>
<tr>
<td>$70,000-$89,999</td>
<td>231</td>
<td>7.1%</td>
</tr>
<tr>
<td>$90,000 &amp; over</td>
<td>328</td>
<td>10.1%</td>
</tr>
</tbody>
</table>

* Before tax income

### Low Income*

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors 65+</td>
<td>21.5%</td>
</tr>
<tr>
<td>Children &lt;6 years</td>
<td>10.7%</td>
</tr>
<tr>
<td>Persons in private households</td>
<td>21.2%</td>
</tr>
<tr>
<td>Persons 15+ not in families</td>
<td>44.7%</td>
</tr>
<tr>
<td>Female lone-parent families</td>
<td>32.7%</td>
</tr>
<tr>
<td>Male lone-parent families</td>
<td>0%</td>
</tr>
<tr>
<td>Couple families</td>
<td>9.6%</td>
</tr>
</tbody>
</table>

* 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.

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)*

- None: 30.2%
- High school: 28.7%
- College: 14.7%
- University: 14.6%
- Trades: 12.6%

* Highest level of education completed

### Labour Force (15 years & over)

- Not in the labour force: 11.0%
- Sales & service: 12.6%
- Trades, transport & equipment: 5.8%
- Business, finance & admin: 4.3%
- Social science, education, government & religion: 7.6%
- Processing, manufacturing & utilities: 11.0%
- Other occupations: 14.4%

### Mode of Travel to Work (15 years & over)

- Car, truck, van as driver: 77.5%
- Car, truck, van as passenger: 12.0%
- Public transit: 1.7%
- Walk: 6.3%
- Bicycle: 1.8%
- Other: 0.7%
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*

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>2,144</td>
<td>30.8%</td>
</tr>
<tr>
<td>German</td>
<td>1,547</td>
<td>22.2%</td>
</tr>
<tr>
<td>Canadian</td>
<td>1,487</td>
<td>21.4%</td>
</tr>
<tr>
<td>Scottish</td>
<td>1,242</td>
<td>17.9%</td>
</tr>
<tr>
<td>Irish</td>
<td>1,153</td>
<td>16.6%</td>
</tr>
</tbody>
</table>

* Data includes single and multiple responses

### Visible Minority

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Asian</td>
<td>297</td>
<td>4.3%</td>
</tr>
<tr>
<td>Latin American</td>
<td>178</td>
<td>2.6%</td>
</tr>
<tr>
<td>Southeast Asian</td>
<td>107</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

### Home Language

- English: 87.8%
- Panjabi (Punjabi): 4.6%
- German: 3.3%
- Spanish: 1.8%
- Vietnamese: 1.6%
- Other: 1.1%

### Individual Mobility

<table>
<thead>
<tr>
<th></th>
<th>1 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Movers</td>
<td>77.5%</td>
<td>45.0%</td>
</tr>
<tr>
<td>Movers*</td>
<td>22.5%</td>
<td>55.0%</td>
</tr>
</tbody>
</table>

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

**Persons/Household**

- Total households: 3,296
- Children at Home:
  - Under 6 years: 17.0%
  - 6-14: 36.2%
  - 15-17: 13.2%
  - 18-24: 25.4%
  - 25 years & over: 8.2%

**Type**

- One-family: 53.7%
- Multiple-family: 44.7%
- Non-family: 1.6%

**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**

- Under 6 years: 25.4%
- 6-14: 36.2%
- 15-17: 13.2%
- 18-24: 25.4%
- 25 years & over: 8.2%

* 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.

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.
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

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1946</td>
<td>40</td>
<td>1.2%</td>
</tr>
<tr>
<td>1946-1960</td>
<td>217</td>
<td>6.7%</td>
</tr>
<tr>
<td>1961-1970</td>
<td>472</td>
<td>14.5%</td>
</tr>
<tr>
<td><strong>1971-1980</strong></td>
<td><strong>905</strong></td>
<td><strong>27.8%</strong></td>
</tr>
<tr>
<td>1981-1985</td>
<td>519</td>
<td>16.0%</td>
</tr>
<tr>
<td>1986-1990</td>
<td>352</td>
<td>10.8%</td>
</tr>
<tr>
<td>1991-1995</td>
<td>317</td>
<td>9.8%</td>
</tr>
<tr>
<td>1996-2000</td>
<td>184</td>
<td>5.7%</td>
</tr>
<tr>
<td>2001-2006</td>
<td>244</td>
<td>7.5%</td>
</tr>
</tbody>
</table>

$218,279 average dwelling value

### Maintenance Required*

- Regular maintenance only: 71.5%
- Minor repairs: 20.2%
- Major repairs: 8.4%

* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

### Renters

- **Average rent:** $720 / month
- **Spending ≥30% of before tax income on gross rent:** 779 / 44.7%

### Owners

- **Average owner’s major payments:** $779 / month
- **Spending ≥30% of before tax income on major payments:** 294 / 18.9%
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.

### Official Community Plan (OCP) Policy Context

![Policy Context Map]

- Major Roads
- Urban Development Boundary
- City Centre
- Choice of Use
- Commercial
- City Residential
- Urban Residential
- Suburban Residential
- Industrial-Business
- Industrial-Business (CICP)
- Industrial Reserve
- Institutional
- Resource/Conservation
- Agricultural
- Rural Centres

### 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.