



NEIGHBOURHOOD DESCRIPTION

Mill Woods is a cluster of 27 neighbourhoods in southeast Edmonton. The Mill Woods land bank was assembled in 1970 by the Government of Alberta because of concerns over the rising cost of serviced residential land in the Edmonton area. Mill Woods was named for Mill Creek which crossed it and the groves of Parkland forest trees that stood there. By 1971, a development plan had been prepared by the City of Edmonton. The City began to purchase the land, subdivide it and sell residential and commercial building lots.

Development in Pollard Meadows, situated in southeastern Mill Woods, began during the 1970s and continued well into the 1990s. A small amount of residential development occurred in the early 2000s, which represented the completion of the neighbourhood. Single-detached homes account for less than half of the residential units in the neighbourhood, while the remainder of units are located in semi-detached homes, row houses and low to mid-rise apartments. Most of the higher density housing is located along Mill Woods Road adjacent to the combined school and park site.

The neighbourhood's one elementary and two junior high schools are located on a large tract of recreational land that spans the southeastern boundary of the neighbourhood and curves into the centre of Pollard Meadows. Pollard Meadows does not contain any commercial land uses, but the Mill Woods Town Centre Mall is located just northwest of the neighbourhood.

Pollard Meadows was named after Joseph "Frank" Pollard (1872-1924) who came to Edmonton at the end of the 19th century. Pollard was an industrialist who owned a brickyard with his brother in the Waltherdale area. Pollard served on the Strathcona City Council for four years and also served in World War II.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	350	335	685	15	12
10-19	355	300	655	14	11
20-29	380	375	755	16	18
30-39	395	405	800	17	15
40-49	305	330	635	14	14
50-59	290	315	605	13	14
60-69	165	150	315	7	8
70+	100	125	225	5	8
Total	2,340	2,335	4,675	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,770	49	45
Common-Law	290	8	9
Single (Never Legally Married)	1,130	31	32
Separated	105	3	2
Divorced	215	6	7
Widowed	130	4	5
Total	3640	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	850	-	-
Without Children at Home	295	23	29
With Children at Home	555	44	40
Common-Law Couples	150	-	-
Without Children at Home	80	6	9
With Children at Home	70	5	4
Total Lone-Parent Families	275	-	-
Female Parent	230	18	14
Male Parent	245	4	4
Total	1,275	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	350	22	29
2 People	435	27	33
3 People	300	19	16
4 People	310	19	14
5 People	130	8	5
6 or More	90	6	3
Total	1,615	100	100

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

2010 Household Income

Household Income in 2010	Households	% of Total	City %
Under \$10,000	75	5	5
\$10,000 to \$19,999	80	5	6
\$20,000 to \$29,999	130	8	7
\$30,000 to \$39,999	170	10	8
\$40,000 to \$49,999	150	9	8
\$50,000 to \$59,999	160	10	8
\$60,000 to \$79,999	180	11	14
\$80,000 to \$99,999	165	10	12
\$100,000 to \$124,999	220	14	11
\$125,000 to \$149,999	110	7	7
\$150,000 and Over	185	11	14
Total	1,625	100	100
Median Household Income	\$65,968	-	\$72,248
Average Household Income	\$78,498	-	\$90,340

Highest Level of Education (Population 15 years of age and older)

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	655	18	18
High School Diploma or Equivalent	1,110	31	26
Apprenticeship or Trades Certificate or Diploma	450	12	9
College or Other Non-University Certificate or Diploma	620	17	18
University Certificate or Diploma Below Bachelor Level	200	6	5
University Certificate or Diploma at Bachelor Level or Above	585	16	24
Total	3,620	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	560	10	15
British Isle Origins	1,095	20	29
Other North American Origins (Includes Canadian)	800	15	15
French Origins	375	7	9
Aboriginal Origins	535	10	5
Latin, Central, and South American Origins	130	2	2
Caribbean Origins	60	1	1
South Asian Origins	1,275	23	6
West Central Asian and Middle Eastern Origins	35	1	3
East and Southeast Asian Origins	395	7	12
African Origins	180	3	3
Oceania Origins	0	0	0
Total	5,440	100	100

Note: The sum of ethnic groups in this table is greater than the total population count because an individual may report more than one ethnic origin.

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Mobility Status (Based on address 5 years previous)

Mobility	People	% of Total	City %
Non-movers	2,395	56	53
Moved From Elsewhere in Edmonton	795	19	28
Moved From Elsewhere in Alberta	285	7	5
Moved From Elsewhere in Canada	400	9	7
Moved From Outside Canada	365	9	7
Total	4,240	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	680	42	51
Semi-Detached House, Duplex	150	9	7
Row House	365	23	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	410	26	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	1,605	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	25	2	18
1961-1980	630	40	35
1981-1990	595	37	15
1991-2000	265	17	11
2001-2005	75	5	11
2006-2011	0	0	10
Total	1,590	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	975	61	65
Renter Occupied	635	39	35
Total	1,610	100	100

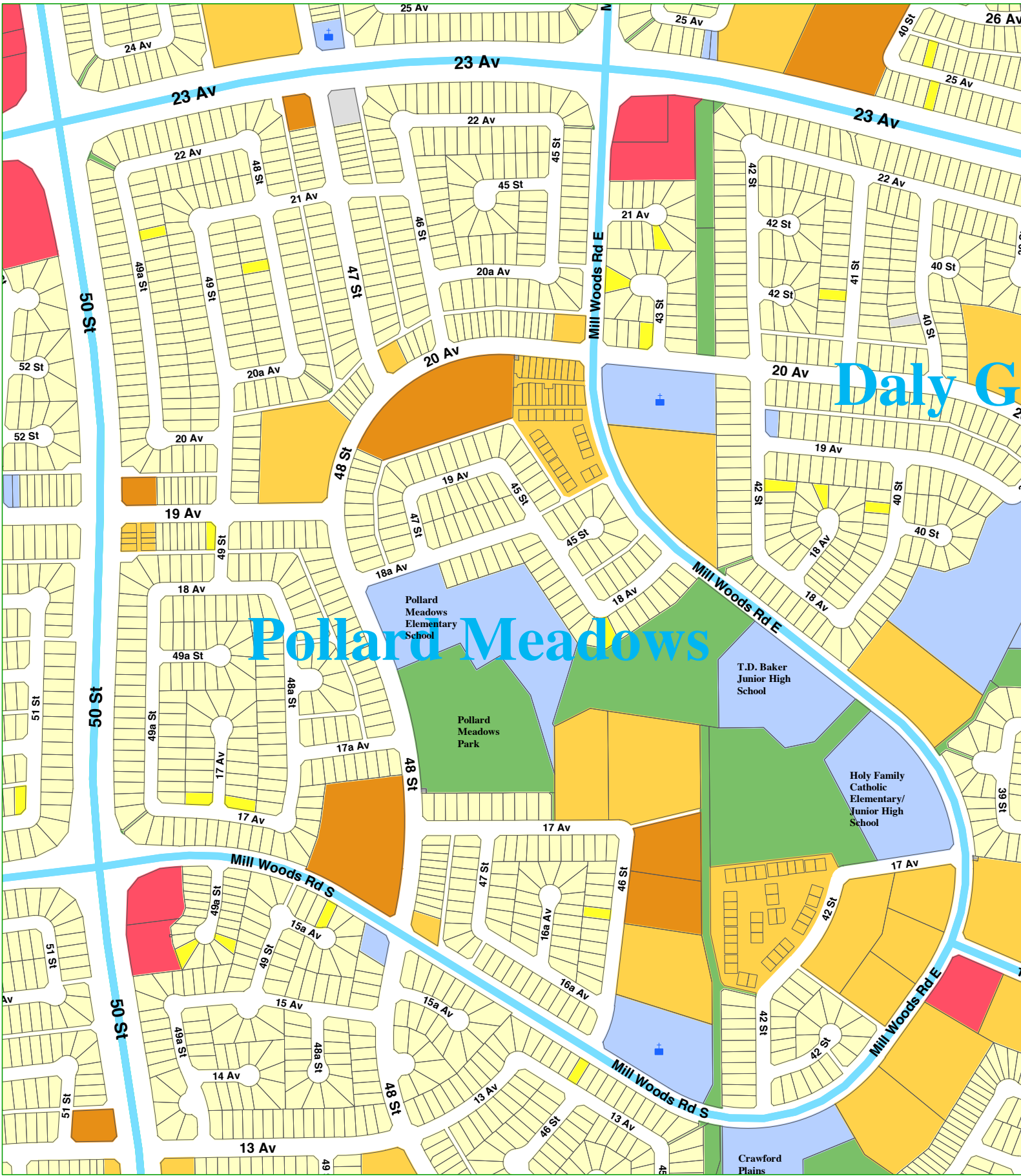
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,860	77	72
Car, Truck, Van - as Passenger	155	6	6
Public Transit	320	13	15
Walked	35	1	5
Bicycle	0	0	1
Other Methods	40	2	1
Total	2,410	100	100

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

NEIGHBOURHOOD PROFILE
2014 NEIGHBOURHOOD EXISTING LAND USE
POLLARD MEADOWS



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Map compiled by:
Geospatial Services Unit
Urban Planning and Environment Branch

Existing Land Use

	One Unit Dwelling		Commercial		Recreation and Open Space
	Two Unit Dwelling		Industrial and Utilities		Agriculture
	Multiple Dwelling Units		Institutional		Transportation
	Apartments		Religious Assembly		Vacant (Undeveloped/Undefined)
	Apartments High Rise				No Data / Unknown

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