



NEIGHBOURHOOD DESCRIPTION

Portions of Belvedere were originally part of the village of North Edmonton and were annexed to Edmonton in 1910. Until the annexation of the Town of Beverly in 1964, Belvedere was considered the outskirts of northeastern Edmonton.

Belvedere sits along Fort Road, a key connector between Edmonton and Fort Saskatchewan. With the opening of the Swift Company Packing Plant in 1908, commercial uses began to develop along the road and within the Belvedere neighbourhood. However, the majority of residential development in Belvedere occurred during the 1950s and 1960s

In the 1970s the City of Edmonton saw potential in the Belvedere area and with the development of the LRT system placed a transit stop in the heart of the neighbourhood to help catalyze further redevelopment. These initial efforts were marginalized in the 1980s when both meat packing plants were closed, taking many related commercial businesses along with them.

Today Belvedere contains a variety of housing types and styles. Commercial and non-residential land uses are concentrated along Fort Road, which is also home to the historic Transit Hotel. Another historical landmark in the area is the ten-storey brick smokestack that used to be part of the Canadian Packers Plant built in 1936, but which now stands alone in an empty field. It is highly visible for LRT users who ride towards or away from the Belvedere station.

In the early 2000s the City of Edmonton took on a revitalization plan for the Fort Road area in collaboration with the Fort Road Business Association and Community Association. The plan includes the widening of Fort Road from 66th Street to 129th Avenue and the redevelopment of the lands south of the Belvedere LRT station into a transit-oriented mixed-use residential and commercial community.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	305	285	590	12	12
10-19	280	290	570	11	11
20-29	395	440	835	16	18
30-39	360	340	700	14	15
40-49	405	325	730	14	14
50-59	350	305	655	13	14
60-69	220	220	440	9	8
70+	245	340	585	11	8
Total	2,560	2,545	5,105	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,430	34	45
Common-Law	450	11	9
Single (Never Legally Married)	1,460	34	32
Separated	180	4	2
Divorced	420	10	7
Widowed	300	7	5
Total	4,240	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	670	-	-
Without Children at Home	325	26	29
With Children at Home	345	28	40
Common-Law Couples	230	-	-
Without Children at Home	140	11	9
With Children at Home	90	7	4
Total Lone-Parent Families	335	-	-
Female Parent	280	23	14
Male Parent	55	4	4
Total	1,235	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	895	40	29
2 People	675	30	33
3 People	310	14	16
4 People	190	8	14
5 People	100	4	5
6 or More	75	3	3
Total	2,245	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	105	5	5
\$10,000 to \$19,999	170	7	6
\$20,000 to \$29,999	435	19	7
\$30,000 to \$39,999	270	12	8
\$40,000 to \$49,999	205	9	8
\$50,000 to \$59,999	175	8	8
\$60,000 to \$79,999	370	16	14
\$80,000 to \$99,999	235	10	12
\$100,000 to \$124,999	170	7	11
\$125,000 to \$149,999	95	4	7
\$150,000 and Over	60	3	14
Total	2,290	100	100
Median Household Income	\$48,637	-	\$72,248
Average Household Income	\$56,766	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	1,295	32	18
High School Diploma or Equivalent	1,130	28	26
Apprenticeship or Trades Certificate or Diploma	375	9	9
College or Other Non-University Certificate or Diploma	615	15	18
University Certificate or Diploma Below Bachelor Level	165	4	5
University Certificate or Diploma at Bachelor Level or Above	410	10	24
Total	3,990	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,225	21	15
British Isle Origins	1,110	19	29
Other North American Origins (Includes Canadian)	980	16	15
French Origins	585	10	9
Aboriginal Origins	525	9	5
Latin, Central, and South American Origins	35	1	2
Caribbean Origins	45	1	1
South Asian Origins	120	2	6
West Central Asian and Middle Eastern Origins	150	3	3
East and Southeast Asian Origins	660	11	12
African Origins	540	9	3
Oceania Origins	-	0	0
Total	5,975	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	2,300	50	53
Moved From Elsewhere in Edmonton	1,365	29	28
Moved From Elsewhere in Alberta	185	4	5
Moved From Elsewhere in Canada	515	11	7
Moved From Outside Canada	280	6	7
Total	4,645	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	810	36	51
Semi-Detached House, Duplex	175	8	7
Row House	125	6	10
Apartment Building (5+ Stories)	240	11	8
Apartment Building (< 5 Stories)	905	40	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	2,255	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	350	15	18
1961-1980	1,225	54	35
1981-1990	245	11	15
1991-2000	95	4	11
2001-2005	115	5	11
2006-2011	250	11	10
Total	2,280	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,220	54	65
Renter Occupied	1,055	46	35
Total	2,275	100	100

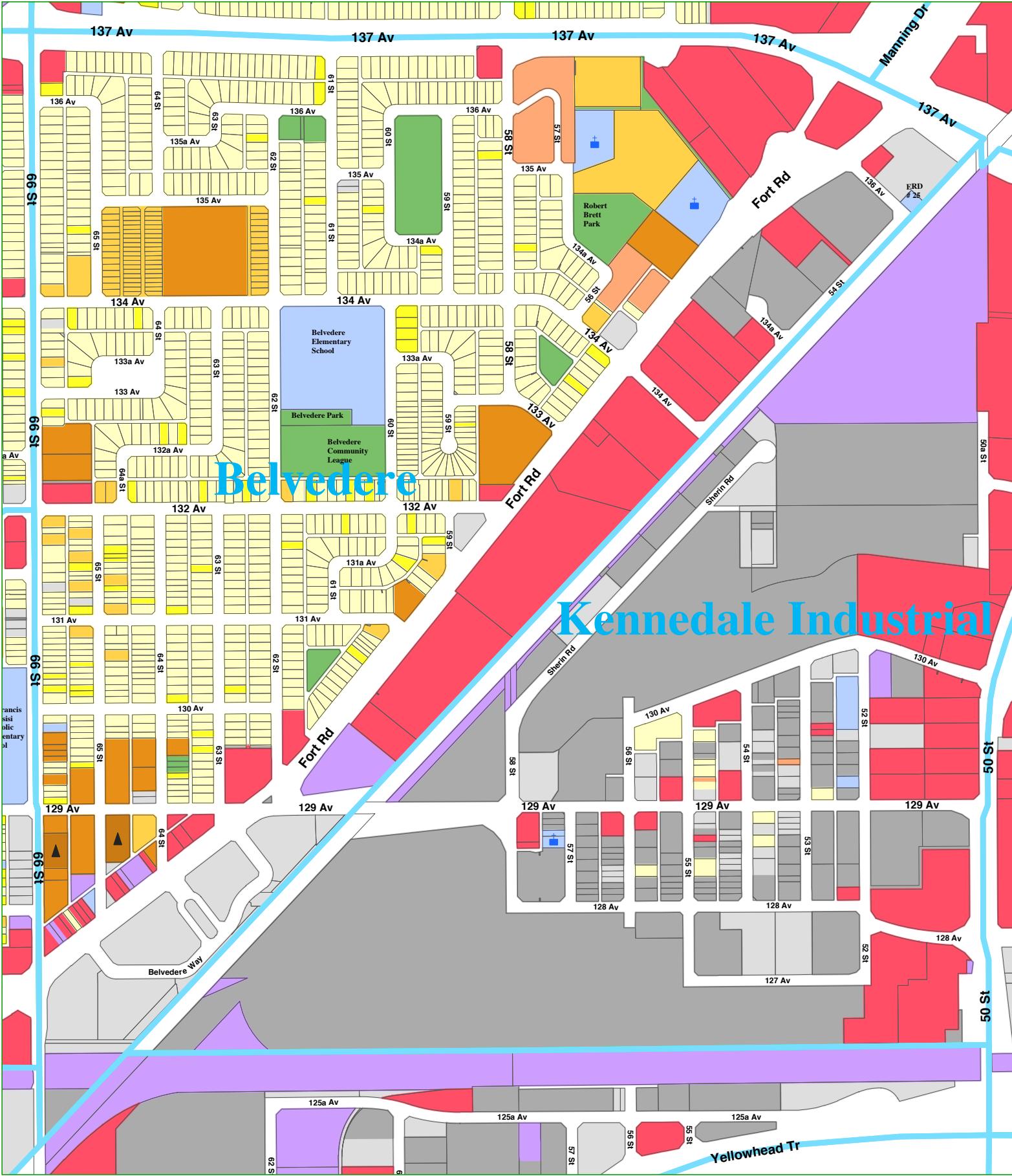
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,495	69	72
Car, Truck, Van - as Passenger	125	6	6
Public Transit	495	23	15
Walked	45	2	5
Bicycle	0	0	1
Other Methods	10	0	1
Total	2,170	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
BELVEDERE



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

Existing Land Use

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

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