



NEIGHBOURHOOD DESCRIPTION

The Casselman neighbourhood extends from 144th Avenue north to 153rd Avenue and from 50th Street west to 58th Street. The neighbourhood provides a variety of low and medium density housing types, although the majority are medium density. Most of the row housing and low rise apartments are located south of McLeod Road. The neighbourhood experienced the bulk of its residential construction in the 1970s and early 1980s, with a smaller number of units added in the early 2000s.

The 16 ha McLeod Park is located on the western side of the neighbourhood and provides residents with amenity and recreation space. A number of strategically placed pathways promote pedestrian travel through the neighbourhood.

This neighbourhood was named after Frederick C. Casselman (1885-1941) who arrived in Edmonton from Ontario in 1913. Mr. Casselman, a WWI veteran, graduated from law school at the University of Alberta and worked in Edmonton as a lawyer. He served two terms on City Council in 1937 and 1939 and was elected a member of parliament in 1940. Before entering politics, Mr. Casselman served for many years on the Public School Board, starting in 1928.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	205	245	450	13	12
10-19	265	225	490	14	11
20-29	320	295	615	18	18
30-39	230	245	475	14	15
40-49	220	275	495	14	14
50-59	205	260	465	13	14
60-69	140	170	310	9	8
70+	90	115	205	6	8
Total	1,675	1,830	3,505	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,150	41	45
Common-Law	265	9	9
Single (Never Legally Married)	975	35	32
Separated	85	3	2
Divorced	250	9	7
Widowed	95	3	5
Total	2,820	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	560	-	-
Without Children at Home	215	22	29
With Children at Home	345	35	40
Common-Law Couples	135	-	-
Without Children at Home	65	7	9
With Children at Home	70	7	4
Total Lone-Parent Families	280	-	-
Female Parent	220	23	14
Male Parent	60	6	4
Total	975	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	345	25	29
2 People	435	32	33
3 People	270	20	16
4 People	185	14	14
5 People	75	6	5
6 or More	50	4	3
Total	1,360	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	85	6	5
\$10,000 to \$19,999	130	10	6
\$20,000 to \$29,999	40	3	7
\$30,000 to \$39,999	95	7	8
\$40,000 to \$49,999	105	8	8
\$50,000 to \$59,999	130	10	8
\$60,000 to \$79,999	245	18	14
\$80,000 to \$99,999	215	16	12
\$100,000 to \$124,999	130	10	11
\$125,000 to \$149,999	80	6	7
\$150,000 and Over	100	7	14
Total	1,355	100	100
Median Household Income	\$63,917	-	\$72,248
Average Household Income	\$70,090	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	650	23	18
High School Diploma or Equivalent	875	31	26
Apprenticeship or Trades Certificate or Diploma	360	13	9
College or Other Non-University Certificate or Diploma	490	17	18
University Certificate or Diploma Below Bachelor Level	140	5	5
University Certificate or Diploma at Bachelor Level or Above	350	12	24
Total	2,865	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	900	19	15
British Isle Origins	1,310	28	29
Other North American Origins (Includes Canadian)	700	15	15
French Origins	580	12	9
Aboriginal Origins	320	7	5
Latin, Central, and South American Origins	180	4	2
Caribbean Origins	45	1	1
South Asian Origins	55	1	6
West Central Asian and Middle Eastern Origins	140	3	3
East and Southeast Asian Origins	340	7	12
African Origins	85	2	3
Oceania Origins	-	0	0
Total	4,655	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	1,845	56	53
Moved From Elsewhere in Edmonton	1,110	34	28
Moved From Elsewhere in Alberta	145	4	5
Moved From Elsewhere in Canada	125	4	7
Moved From Outside Canada	70	2	7
Total	3,295	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	365	27	51
Semi-Detached House, Duplex	0	0	7
Row House	665	49	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	340	25	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	1,370	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	345	25	18
1961-1980	435	32	35
1981-1990	270	20	15
1991-2000	185	14	11
2001-2005	75	6	11
2006-2011	50	4	10
Total	1,360	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	985	70	65
Renter Occupied	420	30	35
Total	1,405	100	100

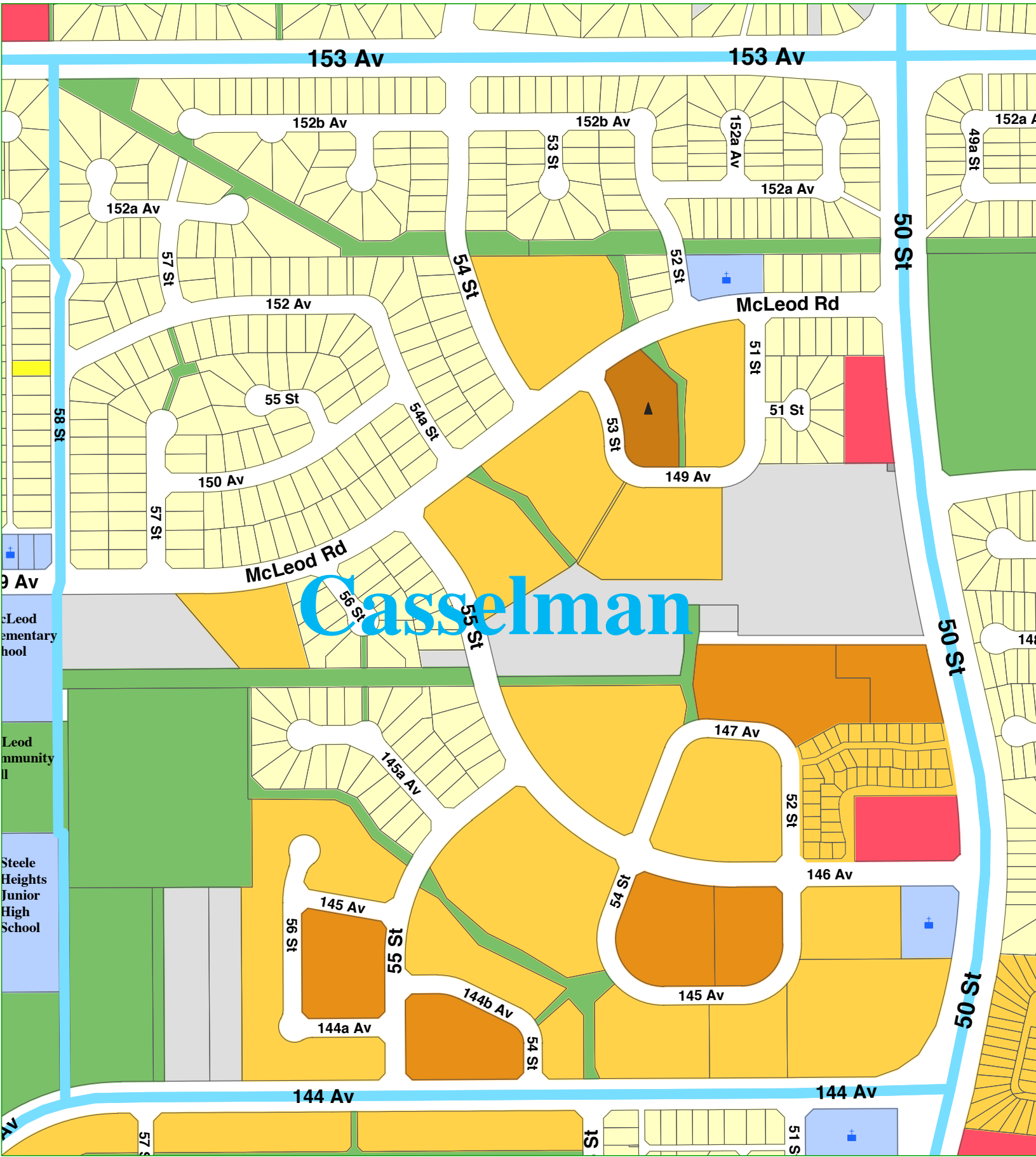
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,170	67	72
Car, Truck, Van - as Passenger	80	5	6
Public Transit	450	26	15
Walked	30	2	5
Bicycle	0	0	1
Other Methods	25	1	1
Total	1,755	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
CASSELMAN



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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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