



NEIGHBOURHOOD DESCRIPTION

In 1912, Edmonton was in the midst of a real estate boom. The Hudson Bay Company, after having paved two miles of Portage (Kingsway) Avenue, offered parts of its large land holdings in Central McDougall for sale. Shortly thereafter, the boom collapsed and many subdivisions lay vacant for years. The Prince of Wales Armoury was built in 1915. In later years the building not only housed military groups but cadets and various other organizations. The Central McDougall Community League was formed in 1923.

By the 1950s most of Central McDougall was developed and by the 1960s it was being redeveloped. Many of the single-family homes south of 108 Avenue have been replaced with low rise apartments and commercial land uses have spread throughout the neighbourhood. The small amount of industrial land found in the blocks immediately north of the 105 Avenue properties is the result of the downtown warehouse district spilling over into the neighbourhood. Two schools and the Royal Alexandra Hospital account for a large proportion of the institutional land in the neighbourhood.

The neighbourhood is named after John Alexander McDougall (1854-1928) who was an early Edmonton businessman, real estate developer and city mayor (1908). He also served as an MLA and on the Senate of the University of Alberta. McDougall was born in Ontario and came to Edmonton in 1879. He opened the first general store on Jasper Avenue and a replica of his store is located in Fort Edmonton Park. Central McDougall is located between 111 Avenue and 105 Avenue, and 101 Street and 109 Street. Kingsway Avenue bisects the north half of the neighbourhood.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	240	190	430	9	12
10-19	205	150	355	7	11
20-29	635	630	1,265	25	18
30-39	575	405	980	20	15
40-49	480	330	810	16	14
50-59	365	270	635	13	14
60-69	160	160	320	6	8
70+	70	105	175	4	8
Total	2,730	2,240	4,970	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,115	25	45
Common-Law	520	12	9
Single (Never Legally Married)	2,055	46	32
Separated	210	5	2
Divorced	400	9	7
Widowed	125	3	5
Total	4,425	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	480	-	-
Without Children at Home	235	24	29
With Children at Home	245	25	40
Common-Law Couples	260	-	-
Without Children at Home	205	21	9
With Children at Home	55	6	4
Total Lone-Parent Families	225	-	-
Female Parent	185	19	14
Male Parent	40	4	4
Total	965	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	1,495	54	29
2 People	780	28	33
3 People	275	10	16
4 People	140	5	14
5 People	60	2	5
6 or More	25	1	3
Total	2,775	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	245	9	5
\$10,000 to \$19,999	625	22	6
\$20,000 to \$29,999	390	14	7
\$30,000 to \$39,999	460	17	8
\$40,000 to \$49,999	195	7	8
\$50,000 to \$59,999	235	8	8
\$60,000 to \$79,999	245	9	14
\$80,000 to \$99,999	140	5	12
\$100,000 to \$124,999	125	4	11
\$125,000 to \$149,999	40	1	7
\$150,000 and Over	80	3	14
Total	2,780	100	100
Median Household Income	\$32,295	-	\$72,248
Average Household Income	\$43,392	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	950	22	18
High School Diploma or Equivalent	1,265	30	26
Apprenticeship or Trades Certificate or Diploma	330	8	9
College or Other Non-University Certificate or Diploma	720	17	18
University Certificate or Diploma Below Bachelor Level	290	7	5
University Certificate or Diploma at Bachelor Level or Above	725	17	24
Total	4,280	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	285	5	15
British Isle Origins	1,280	22	29
Other North American Origins (Includes Canadian)	665	11	15
French Origins	580	10	9
Aboriginal Origins	645	11	5
Latin, Central, and South American Origins	130	2	2
Caribbean Origins	35	1	1
South Asian Origins	160	3	6
West Central Asian and Middle Eastern Origins	115	2	3
East and Southeast Asian Origins	1,040	18	12
African Origins	835	14	3
Oceania Origins	15	0	0
Total	5,785	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	1,135	25	53
Moved From Elsewhere in Edmonton	1,685	37	28
Moved From Elsewhere in Alberta	425	9	5
Moved From Elsewhere in Canada	670	15	7
Moved From Outside Canada	695	15	7
Total	4,610	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	100	4	51
Semi-Detached House, Duplex	25	1	7
Row House	5	0	10
Apartment Building (5+ Stories)	115	4	8
Apartment Building (< 5 Stories)	2,520	91	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	2,765	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	500	18	18
1961-1980	1,285	46	35
1981-1990	580	21	15
1991-2000	155	6	11
2001-2005	190	7	11
2006-2011	70	3	10
Total	2,780	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	280	10	65
Renter Occupied	2,500	90	35
Total	2,780	100	100

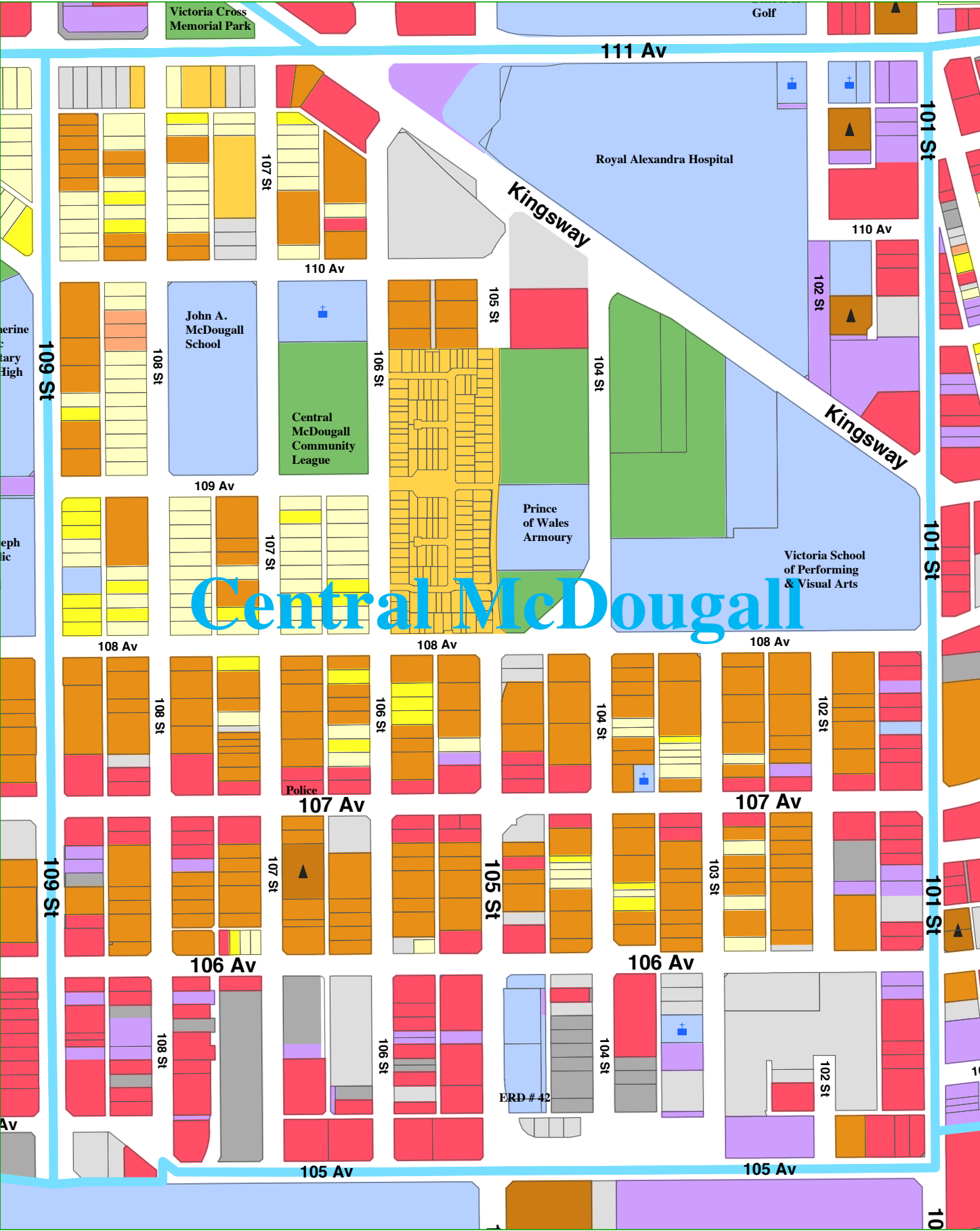
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,180	45	72
Car, Truck, Van - as Passenger	150	6	6
Public Transit	830	32	15
Walked	395	15	5
Bicycle	65	2	1
Other Methods	0	0	1
Total	2,620	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
CENTRAL MCDOUGALL



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

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

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