NEIGHBOURHOOD DESCRIPTION

Fort Edmonton was first established on the site of today's legislature grounds, west of the Downtown neighbourhood. However, the Hudson Bay Company Reserve lands were situated directly north of the Fort, and as the town grew it was forced to locate east of the Fort to allow for expansion. As a result, the turn of the century commercial hub of activity was located at Jasper Avenue and 97th Street. Jasper Avenue remains the main avenue but commercial activities have expanded significantly to the west of 97th Street, once the Downtown was able to expand into the south portion of the reserve.

The Downtown is bounded on the north by 105th Avenue, to the west by 110th Street, and to the south by the North Saskatchewan River Valley escarpment. The neighbourhood provides a complex mix of institutional, office, retail, warehouse and residential land uses which are supported by LRT stations and major transportation corridors. The provincial government centre, the old warehouse district, the Jasper Avenue commercial/office corridor, the municipal government and arts district, growing residential communities, and the planned Arena district make Downtown a diverse neighbourhood.

The Downtown, particularly since the 1970s, has been continually undergoing some form of redevelopment. Since the late 1990s residential intensification within the Downtown has been a significant form of redevelopment, but the planned Arena district and Royal Alberta Museum will further diversify the commercial and recreational opportunities.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	105	120	225	2	12
10-19	135	180	315	3	11
20-29	2,255	2,165	4,420	40	18
30-39	1,415	860	2,275	21	15
40-49	550	420	970	9	14
50-59	585	465	1,050	10	14
60-69	325	290	615	6	8
70+	355	700	1,055	10	8
Total	**5,725**	**5,200**	**10,925**	**100**	**100**

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	2,295	22	45
Common-Law	1,410	13	9
Single (Never Legally Married)	5,255	49	32
Separated	310	3	2
Divorced	850	8	7
Widowed	530	5	5
Total	**10,650**	**100**	**100**

Family Households

Family Type	Households	% of Total	City %
Married Couples	1,005	-	-
Without Children at Home	790	42	29
With Children at Home	215	11	40
Common-Law Couples	700	-	-
Without Children at Home	675	36	9
With Children at Home	25	1	4
Total Lone-Parent Families	180	-	-
Female Parent	125	7	14
Male Parent	55	3	4
Total	**1,885**	**100**	**100**

Household Size

People Per Household	Households	% of Total	City %
1 Person	3,865	58	29
2 People	2,365	35	33
3 People	400	6	16
4 People	60	1	14
5 People	15	0	5
6 or More	5	0	3
Total	**6,710**	**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	535	8	5
$10,000 to $19,999	785	12	6
$20,000 to $29,999	580	9	7
$30,000 to $39,999	625	9	8
$40,000 to $49,999	720	11	8
$50,000 to $59,999	700	11	8
$60,000 to $79,999	1,055	16	14
$80,000 to $99,999	570	9	12
$100,000 to $124,999	505	8	11
$125,000 to $149,999	215	3	7
$150,000 and Over	340	5	14
Total	**6,630**	**100**	**100**
Median Household Income	**$51,188**	**-**	**$72,248**
Average Household Income	**$61,466**	**-**	**$90,340**

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	570	6	18
High School Diploma or Equivalent	2,225	23	26
Apprenticeship or Trades Certificate or Diploma	560	6	9
College or Other Non-University Certificate or Diploma	1,435	15	18
University Certificate or Diploma Below Bachelor Level	720	7	5
University Certificate or Diploma at Bachelor Level or Above	4,295	44	24
Total	**9,835**	**100**	**100**

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,435	12	15
British Isle Origins	3,655	31	29
Other North American Origins (Includes Canadian)	1,675	14	15
French Origins	1,220	10	9
Aboriginal Origins	405	3	5
Latin, Central, and South American Origins	140	1	2
Caribbean Origins	105	1	1
South Asian Origins	495	4	6
West Central Asian and Middle Eastern Origins	320	3	3
East and Southeast Asian Origins	2,040	17	12
African Origins	280	3	3
Oceania Origins	50	0	0
Total	**11,820**	**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	2,085	21	53
Moved From Elsewhere in Edmonton	3,710	38	28
Moved From Elsewhere in Alberta	1,240	13	5
Moved From Elsewhere in Canada	1,445	15	7
Moved From Outside Canada	1,385	14	7
Total	**9,865**	**100**	**100**

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	10	0	51
Semi-Detached House, Duplex	10	0	7
Row House	30	0	10
Apartment Building (5+ Stories)	5,385	80	8
Apartment Building (< 5 Stories)	1,270	19	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	**6,705**	**100**	**100**

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	625	9	18
1961-1980	2,445	37	35
1981-1990	680	10	15
1991-2000	570	9	11
2001-2005	1,420	21	11
2006-2011	880	13	10
Total	**6,620**	**100**	**100**

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,910	29	65
Renter Occupied	4,705	71	35
Total	**6,615**	**100**	**100**

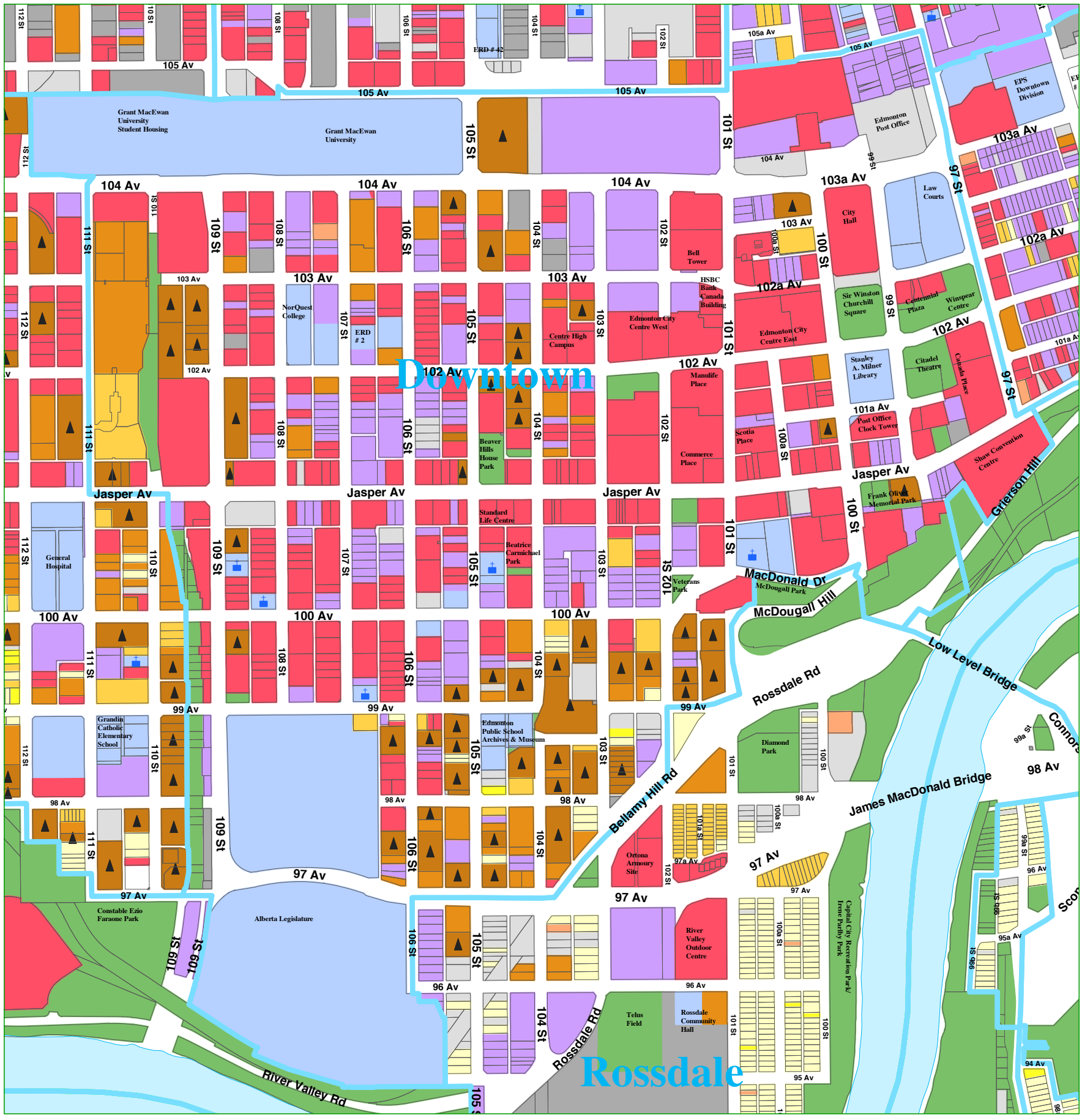
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,890	39	72
Car, Truck, Van - as Passenger	235	3	6
Public Transit	1,675	23	15
Walked	2,405	33	5
Bicycle	105	1	1
Other Methods	75	1	1
Total	**7,385**	**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
DOWNTOWN



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

Exisiting 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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THE CITY OF Edmonton SUSTAINABLE DEVELOPMENT