



NEIGHBOURHOOD DESCRIPTION

The Henderson Estates neighbourhood is located within the Riverbend Area Structure Plan (ASP) and defines the southwestern perimeter of the Riverbend ASP. The North Saskatchewan River Valley runs the length of the neighbourhood’s western boundary. The neighbourhood is bound by Rabbit

Hill Road/Rhatigan Road West on the north, Riverbend Road on the east, the river valley on the west, and a power corporation’s right-of-way on the south.

Prior to urban development, Henderson Estates was primarily under agricultural cultivation. The neighbourhood experienced the majority of its development during the 1980s and 1990s. Residential development within the neighbourhood predominantly takes the form of single-detached homes, with a few semi-detached and row housing structures. Henderson Park is located at the center of the neighbourhood as a school/park site, and is also where the community league facility is located.

Henderson Estates is named after Thomas Henderson who was a homesteader in the Riverbend area in the late 19th century. Henderson and his family moved to Edmonton in 1880 after having lived in Ontario and British Columbia. The family farmed several homesteads before settling near Rabbit Hill. Henderson also imported Italian honeybees to his farm, which is reputed to have been the first honey bee colony in Edmonton. Henderson Estates bears Henderson’s name because his homestead was located nearby.

Population by Age and Gender

| Age Group | Male | Female | Total | % of Total | City % |
|--------------|------------|------------|--------------|------------|------------|
| 0-9 | 105 | 70 | 175 | 9 | 12 |
| 10-19 | 160 | 140 | 300 | 16 | 11 |
| 20-29 | 105 | 110 | 215 | 11 | 18 |
| 30-39 | 55 | 70 | 125 | 7 | 15 |
| 40-49 | 130 | 155 | 285 | 15 | 14 |
| 50-59 | 195 | 215 | 410 | 22 | 14 |
| 60-69 | 135 | 110 | 245 | 13 | 8 |
| 70+ | 60 | 60 | 120 | 6 | 8 |
| Total | 945 | 930 | 1,875 | 100 | 100 |

Marital Status (Population 15 years of age and older)

| Marital Status | People | % of Total | City % |
|--------------------------------|--------------|------------|------------|
| Married | 1,025 | 66 | 45 |
| Common-Law | 35 | 2 | 9 |
| Single (Never Legally Married) | 410 | 26 | 32 |
| Separated | 10 | 1 | 2 |
| Divorced | 35 | 2 | 7 |
| Widowed | 35 | 2 | 5 |
| Total | 1,550 | 100 | 100 |

Family Households

| Family Type | Households | % of Total | City % |
|----------------------------|------------|------------|------------|
| Married Couples | 510 | - | - |
| Without Children at Home | 190 | 34 | 29 |
| With Children at Home | 320 | 57 | 40 |
| Common-Law Couples | 15 | - | - |
| Without Children at Home | 10 | 2 | 9 |
| With Children at Home | 5 | 1 | 4 |
| Total Lone-Parent Families | 35 | - | - |
| Female Parent | 25 | 4 | 14 |
| Male Parent | 10 | 2 | 4 |
| Total | 560 | 100 | 100 |

Household Size

| People Per Household | Households | % of Total | City % |
|----------------------|------------|------------|------------|
| 1 Person | 45 | 8 | 29 |
| 2 People | 200 | 33 | 33 |
| 3 People | 115 | 19 | 16 |
| 4 People | 150 | 25 | 14 |
| 5 People | 60 | 10 | 5 |
| 6 or More | 30 | 5 | 3 |
| Total | 600 | 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 | 0 | 0 | 5 |
| \$10,000 to \$19,999 | 0 | 0 | 6 |
| \$20,000 to \$29,999 | 0 | 0 | 7 |
| \$30,000 to \$39,999 | 0 | 0 | 8 |
| \$40,000 to \$49,999 | 0 | 0 | 8 |
| \$50,000 to \$59,999 | 0 | 0 | 8 |
| \$60,000 to \$79,999 | 45 | 9 | 14 |
| \$80,000 to \$99,999 | 40 | 8 | 12 |
| \$100,000 to \$124,999 | 30 | 6 | 11 |
| \$125,000 to \$149,999 | 35 | 7 | 7 |
| \$150,000 and Over | 375 | 71 | 14 |
| Total | 525 | 100 | 100 |
| Median Household Income | \$190,934 | - | \$72,248 |
| Average Household Income | \$220,422 | - | \$90,340 |

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

| Education Level | People | % of Total | City % |
|--|--------------|------------|------------|
| No Certificate, Diploma or Degree | 185 | 11 | 18 |
| High School Diploma or Equivalent | 380 | 23 | 26 |
| Apprenticeship or Trades Certificate or Diploma | 45 | 3 | 9 |
| College or Other Non-University Certificate or Diploma | 195 | 12 | 18 |
| University Certificate or Diploma Below Bachelor Level | 90 | 5 | 5 |
| University Certificate or Diploma at Bachelor Level or Above | 745 | 45 | 24 |
| Total | 1,640 | 100 | 100 |

Population by Ethnic Origin

| Ethnic Origins | People | % of Total | City % |
|--|--------------|------------|------------|
| European Origins | 305 | 14 | 15 |
| British Isle Origins | 760 | 34 | 29 |
| Other North American Origins (Includes Canadian) | 260 | 12 | 15 |
| French Origins | 110 | 5 | 9 |
| Aboriginal Origins | 0 | 0 | 5 |
| Latin, Central, and South American Origins | 70 | 3 | 2 |
| Caribbean Origins | 70 | 3 | 1 |
| South Asian Origins | 350 | 16 | 6 |
| West Central Asian and Middle Eastern Origins | 0 | 0 | 3 |
| East and Southeast Asian Origins | 295 | 13 | 12 |
| African Origins | 0 | 0 | 3 |
| Oceania Origins | 0 | 0 | 0 |
| Total | 2,220 | 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 | 1,460 | 80 | 53 |
| Moved From Elsewhere in Edmonton | 215 | 12 | 28 |
| Moved From Elsewhere in Alberta | 30 | 2 | 5 |
| Moved From Elsewhere in Canada | 25 | 1 | 7 |
| Moved From Outside Canada | 100 | 5 | 7 |
| Total | 1,830 | 100 | 100 |

Residential Units by Structure Type

| Type of Unit | Units | % of Total | City % |
|----------------------------------|------------|------------|------------|
| Single-Detached House | 570 | 97 | 51 |
| Semi-Detached House, Duplex | 20 | 3 | 7 |
| Row House | 0 | 0 | 10 |
| Apartment Building (5+ Stories) | 0 | 0 | 8 |
| Apartment Building (< 5 Stories) | 0 | 0 | 23 |
| Moveable Dwelling | 0 | 0 | 1 |
| Other | 0 | 0 | 0 |
| Total | 590 | 100 | 100 |

Period of Construction

| Year of Construction | Units | % of Total | City % |
|----------------------|------------|------------|------------|
| 1960 or Before | 0 | 0 | 18 |
| 1961-1980 | 20 | 3 | 35 |
| 1981-1990 | 290 | 49 | 15 |
| 1991-2000 | 250 | 42 | 11 |
| 2001-2005 | 35 | 6 | 11 |
| 2006-2011 | 0 | 0 | 10 |
| Total | 595 | 100 | 100 |

Occupied Private Dwellings by Tenure

| Housing by Tenure | Number | % of Total | City % |
|-------------------|------------|------------|------------|
| Owner Occupied | 585 | 100 | 65 |
| Renter Occupied | 0 | 0 | 35 |
| Total | 585 | 100 | 100 |

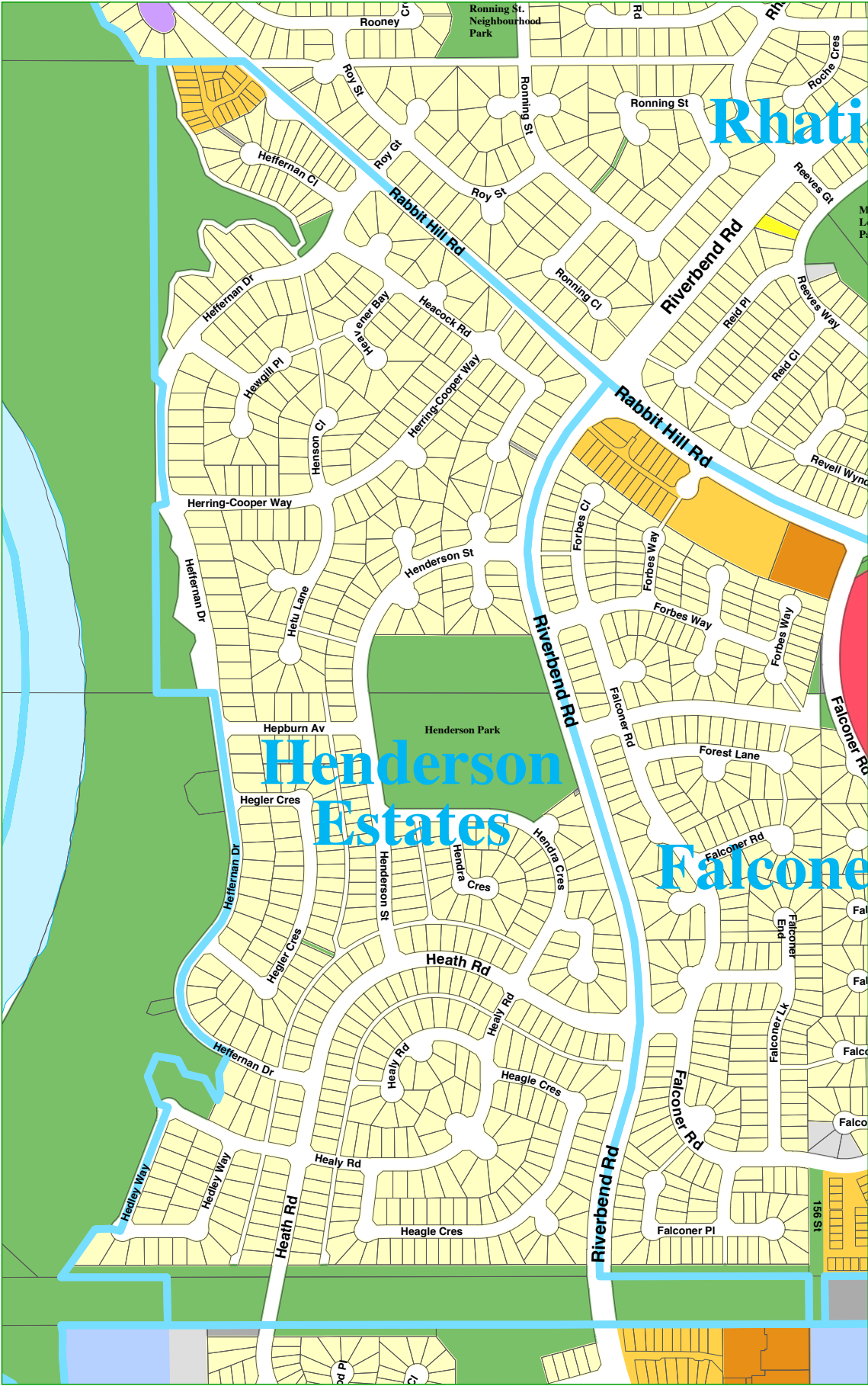
Journey to Work (Employed Labour Force)

| Transportation Method | People | % of Total | City % |
|--------------------------------|------------|------------|------------|
| Car, Truck, Van - as Driver | 870 | 88 | 72 |
| Car, Truck, Van - as Passenger | 35 | 4 | 6 |
| Public Transit | 35 | 4 | 15 |
| Walked | 25 | 3 | 5 |
| Bicycle | 0 | 0 | 1 |
| Other Methods | 20 | 2 | 1 |
| Total | 985 | 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
HENDERSON ESTATES



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

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

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