



NEIGHBOURHOOD DESCRIPTION

The Klarvatten neighbourhood is located in north Edmonton within the Lake District. The neighbourhood is bounded by the Anthony Henday ring road to the north, 82nd Street to the east, 167th Avenue to the south and 91st Street to the west. Prior to urban use, the land on which Klarvatten developed was used for agricultural production.

The neighbourhood structure plan (NSP) for Klarvatten was approved by City Council in the late 1970s. The neighbourhood began to first experience residential construction in the late 1980s, but most residential construction took place in the 2000s. The most common residential structure in the neighbourhood is the single-detached house, and the remaining residential dwelling units are found in semi-detached homes and row house, with some low rise apartments in the northern part of the neighbourhood.

One of the major features of the neighbourhood is a large stormwater lake and wetland located in the east-central part of Klarvatten. The neighbourhood also features several parks, many of which are connected via pedestrian pathways. A school site is located in the middle of the neighbourhood, along Klarvatten's western border. A neighbourhood level commercial space is located at the corner of 91st Street and 167th Avenue, and major commercial amenities are available to residents along 167th Avenue, just west of Klarvatten.

In keeping with the naming convention for all neighbourhoods within the Lake District, Klarvatten is Swedish for "clear water."

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	360	355	715	15	12
10-19	375	300	675	14	11
20-29	370	375	745	16	18
30-39	435	415	850	18	15
40-49	400	415	815	17	14
50-59	280	275	555	12	14
60-69	95	105	200	4	8
70+	45	70	115	2	8
Total	2,360	2,310	4,670	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	2,105	58	45
Common-Law	230	6	9
Single (Never Legally Married)	1,005	28	32
Separated	75	2	2
Divorced	130	4	7
Widowed	90	2	5
Total	3,635	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	1,035	-	-
Without Children at Home	290	22	29
With Children at Home	745	56	40
Common-Law Couples	115	-	-
Without Children at Home	55	4	9
With Children at Home	60	5	4
Total Lone-Parent Families	180	-	-
Female Parent	150	11	14
Male Parent	30	2	4
Total	1,330	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	140	9	29
2 People	385	26	33
3 People	350	24	16
4 People	380	26	14
5 People	155	11	5
6 or More	65	4	3
Total	1,475	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	80	6	5
\$10,000 to \$19,999	12	1	6
\$20,000 to \$29,999	0	0	7
\$30,000 to \$39,999	45	3	8
\$40,000 to \$49,999	100	7	8
\$50,000 to \$59,999	90	6	8
\$60,000 to \$79,999	190	13	14
\$80,000 to \$99,999	165	11	12
\$100,000 to \$124,999	245	17	11
\$125,000 to \$149,999	170	12	7
\$150,000 and Over	340	24	14
Total	1,440	100	100
Median Household Income	\$100,597	-	\$72,248
Average Household Income	\$106,797	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	440	12	18
High School Diploma or Equivalent	950	27	26
Apprenticeship or Trades Certificate or Diploma	410	12	9
College or Other Non-University Certificate or Diploma	665	19	18
University Certificate or Diploma Below Bachelor Level	275	8	5
University Certificate or Diploma at Bachelor Level or Above	805	23	24
Total	3,545	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,105	21	15
British Isle Origins	1,275	25	29
Other North American Origins (Includes Canadian)	725	14	15
French Origins	240	5	9
Aboriginal Origins	115	2	5
Latin, Central, and South American Origins	150	3	2
Caribbean Origins	95	2	1
South Asian Origins	100	2	6
West Central Asian and Middle Eastern Origins	220	4	3
East and Southeast Asian Origins	1,070	21	12
African Origins	90	2	3
Oceania Origins	0	0	0
Total	5,185	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	2,405	57	53
Moved From Elsewhere in Edmonton	1,180	28	28
Moved From Elsewhere in Alberta	160	4	5
Moved From Elsewhere in Canada	175	4	7
Moved From Outside Canada	300	7	7
Total	4,220	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,300	88	51
Semi-Detached House, Duplex	45	3	7
Row House	120	8	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	0	0	23
Moveable Dwelling	0	0	1
Other	5	0	0
Total	1,470	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	0	0	18
1961-1980	0	0	35
1981-1990	145	10	15
1991-2000	380	26	11
2001-2005	555	38	11
2006-2011	385	26	10
Total	1,465	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,375	94	65
Renter Occupied	95	6	35
Total	1,470	100	100

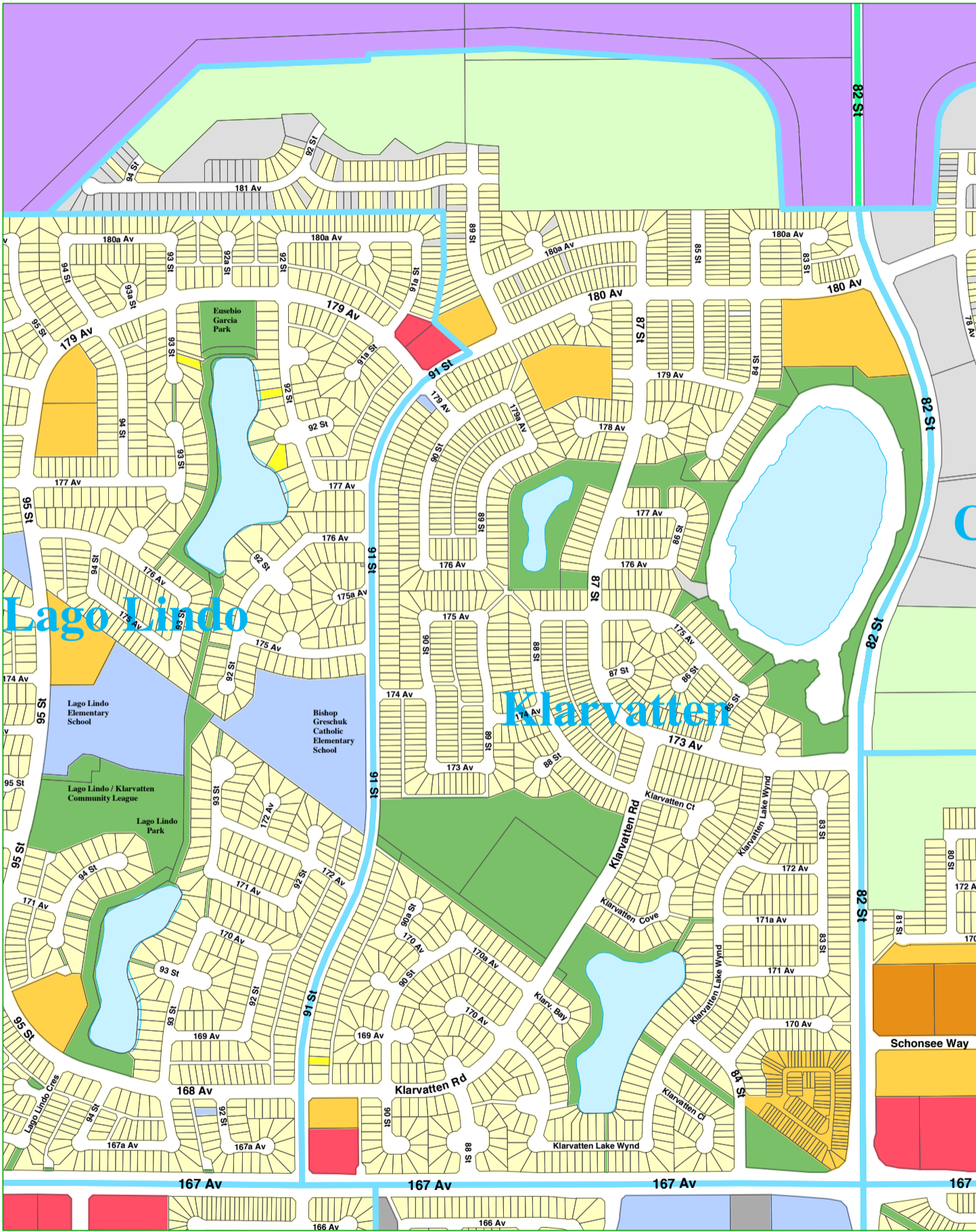
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,155	82	72
Car, Truck, Van - as Passenger	110	4	6
Public Transit	285	11	15
Walked	20	1	5
Bicycle	0	0	1
Other Methods	55	2	1
Total	2,625	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
KLARVATTEN



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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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