



## NEIGHBOURHOOD DESCRIPTION

The Matt Berry neighbourhood is located in north Edmonton in the southwestern corner of the Pilot Sound Area Structure Plan (ASP). Prior to urban development, the land was used for agriculture and the cultivation of grain and cereal crops. The neighbourhood is bounded by 167th Avenue to the north, 59th Street to the east, 66th Street to the west, and 153rd Avenue to the south.

Land use in Matt Berry is almost entirely residential and primarily single-detached houses, with a few multi-family sites. The neighbourhood began to experience some development in the 1980s, but the bulk of construction took place in the 1990s and continued into the 2000s.

A pipeline right-of-way runs east-west along the northern portion of the neighborhood and the surface has been transformed into a linear park to provide pedestrian and cyclist connections for residents within the neighbourhood. A secondary pipeline right-of-way, located in the southeast corner of the neighbourhood, has been treated in the same way and functions as a key link within the pedestrian pathway network for Matt Berry. A school/park site is located on the eastern boundary of the neighbourhood, and additional smaller parks are located within the neighbourhood. The vehicular circulation network in Matt Berry is based on a hierarchical road system which locates arterial roads on the boundaries of the neighbourhood, one main collector road that runs through the neighbourhood, and a series of local streets around which housing is oriented, many of which terminate in cul-de-sacs.

As with all neighbourhoods in the Pilot Sound area, Matt Berry was named in honour of a Canadian aviation pioneer. Massey “Matt” Berry (1889-1970) was a veteran of both world wars, an award winning bush pilot, and is credited with having helped open up parts of northern Canada. He was named to Canada’s aviation hall of fame in 1973.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	265	250	515	12	12
10-19	320	355	675	16	11
20-29	290	295	585	14	18
30-39	240	290	530	13	15
40-49	330	325	655	16	14
50-59	310	335	645	15	14
60-69	175	165	340	8	8
70+	105	115	220	5	8
<b>Total</b>	<b>2,035</b>	<b>2,130</b>	<b>4,165</b>	<b>100</b>	<b>100</b>

## Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,935	58	45
Common-Law	165	5	9
Single (Never Legally Married)	960	29	32
Separated	45	1	2
Divorced	115	3	7
Widowed	90	3	5
<b>Total</b>	<b>3,310</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	950	-	-
Without Children at Home	290	25	29
With Children at Home	660	57	40
Common-Law Couples	80	-	-
Without Children at Home	45	4	9
With Children at Home	35	3	4
Total Lone-Parent Families	135	-	-
Female Parent	105	9	14
Male Parent	30	3	4
<b>Total</b>	<b>1,165</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	155	12	29
2 People	330	26	33
3 People	240	19	16
4 People	305	24	14
5 People	140	11	5
6 or More	100	8	3
<b>Total</b>	<b>1,270</b>	<b>100</b>	<b>100</b>

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	50	4	5
\$10,000 to \$19,999	35	2	6
\$20,000 to \$29,999	60	4	7
\$30,000 to \$39,999	100	7	8
\$40,000 to \$49,999	50	4	8
\$50,000 to \$59,999	75	5	8
\$60,000 to \$79,999	220	16	14
\$80,000 to \$99,999	150	11	12
\$100,000 to \$124,999	170	12	11
\$125,000 to \$149,999	145	10	7
\$150,000 and Over	350	25	14
<b>Total</b>	<b>1,405</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$94,171</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$108,571</b>	<b>-</b>	<b>\$90,340</b>

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	715	20	18
High School Diploma or Equivalent	1,020	29	26
Apprenticeship or Trades Certificate or Diploma	325	9	9
College or Other Non-University Certificate or Diploma	730	21	18
University Certificate or Diploma Below Bachelor Level	135	4	5
University Certificate or Diploma at Bachelor Level or Above	620	17	24
<b>Total</b>	<b>3,545</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,025	20	15
British Isle Origins	725	14	29
Other North American Origins (Includes Canadian)	500	10	15
French Origins	285	6	9
Aboriginal Origins	50	1	5
Latin, Central, and South American Origins	70	1	2
Caribbean Origins	30	1	1
South Asian Origins	520	10	6
West Central Asian and Middle Eastern Origins	195	4	3
East and Southeast Asian Origins	1,105	22	12
African Origins	390	8	3
Oceania Origins	150	3	0
<b>Total</b>	<b>5,045</b>	<b>100</b>	<b>100</b>

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	2,870	67	53
Moved From Elsewhere in Edmonton	1,145	27	28
Moved From Elsewhere in Alberta	145	3	5
Moved From Elsewhere in Canada	100	2	7
Moved From Outside Canada	40	1	7
<b>Total</b>	<b>4,300</b>	<b>100</b>	<b>100</b>

## Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,060	83	51
Semi-Detached House, Duplex	100	8	7
Row House	30	2	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	85	7	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>1,275</b>	<b>100</b>	<b>100</b>

## Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	0	0	18
1961-1980	0	0	35
1981-1990	150	11	15
1991-2000	600	42	11
2001-2005	185	13	11
2006-2011	485	34	10
<b>Total</b>	<b>1,420</b>	<b>100</b>	<b>100</b>

## Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,355	95	65
Renter Occupied	65	5	35
<b>Total</b>	<b>1,420</b>	<b>100</b>	<b>100</b>

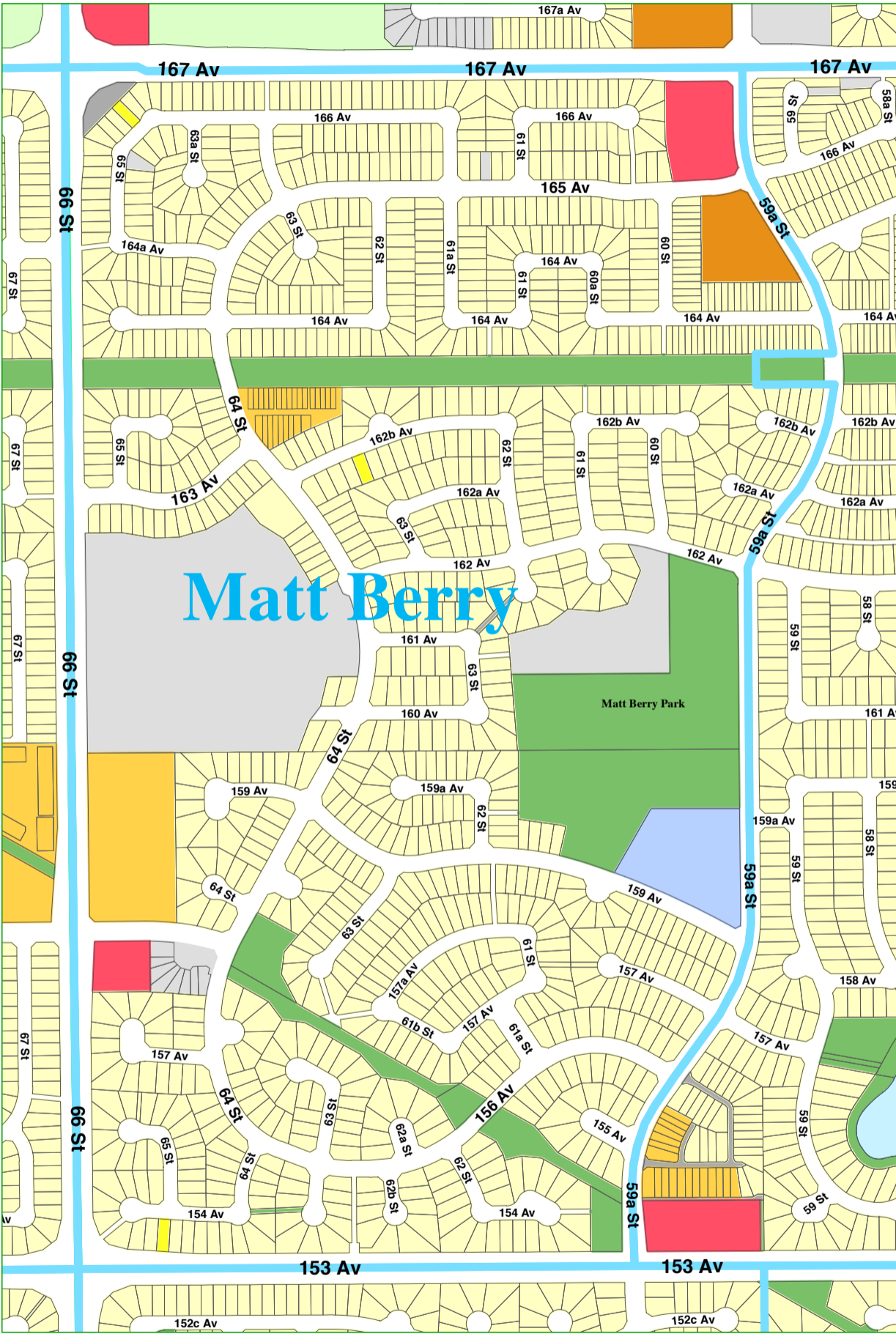
## Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,000	81	72
Car, Truck, Van - as Passenger	175	7	6
Public Transit	305	12	15
Walked	0	0	5
Bicycle	0	0	1
Other Methods	0	0	1
<b>Total</b>	<b>2,480</b>	<b>100</b>	<b>100</b>

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

NEIGHBOURHOOD PROFILE  
2014 NEIGHBOURHOOD EXISTING LAND USE  
MATT BERRY



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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		Religious Assembly
	Apartments High Rise		Recreation and Open Space
			Agriculture
			Transportation
			Vacant (Undeveloped/Undefined)
			No Data / Unknown

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