



## NEIGHBOURHOOD DESCRIPTION

Riverdale is located approximately 1 kilometre east of City Hall and is bounded to the south and east by the North Saskatchewan River and to the west and north by the river valley escarpment. This location has had a unique influence on its development.

Settlers arriving in the 1880s were quick to develop this large flat area, as it had good access to the river and was close to Fort Edmonton. In 1883, D. R. Fraser purchased land south of 101 Avenue and established a lumber mill at the bottom of Cameron Avenue. Nearby, a brick yard began operation, and residential development soon followed. The coal used by both the mill and the brickyard was mined out of the cliffs that overlook Riverdale. The Dawson Mines, located across the river and near the Riverside Golf Course, employed a number of Riverdale residents until its closure in 1944.

In 1915, Edmonton experienced a severe flood. The full force of the flood was prevented from sweeping across the whole of Riverdale by the height of the river bank on the neighbourhood's southern boundary. No houses were lost, but many structures suffered damage. Today Riverdale remains distinct from other inner city neighbourhoods in that much of its original character has been retained. Some redevelopment is occurring in the neighbourhood, but the cottage-type homes, the small church and the brick school reflect the area's first development.

Riverdale was first known as Fraser's Flats, after D. R. Fraser, one of the area's first businessmen. It was later re-named, likely in reference to its geography.



## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	95	80	175	9	12
10-19	75	90	165	8	11
20-29	150	140	290	14	18
30-39	185	150	335	17	15
40-49	125	160	285	14	14
50-59	195	235	430	21	14
60-69	115	130	245	12	8
70+	140	40	80	4	8
<b>Total</b>	<b>980</b>	<b>1,025</b>	<b>2,005</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	735	42	45
Common-Law	225	13	9
Single (Never Legally Married)	560	32	32
Separated	55	3	2
Divorced	125	7	7
Widowed	50	3	5
<b>Total</b>	<b>1,750</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	365	-	-
Without Children at Home	215	37	29
With Children at Home	150	26	40
Common-Law Couples	115	-	-
Without Children at Home	90	16	9
With Children at Home	25	4	4
Total Lone-Parent Families	95	-	-
Female Parent	75	13	14
Male Parent	20	3	4
<b>Total</b>	<b>575</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	345	36	29
2 People	380	39	33
3 People	120	12	16
4 People	80	8	14
5 People	25	3	5
6 or More	15	2	3
<b>Total</b>	<b>965</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	0	0	5
\$10,000 to \$19,999	55	6	6
\$20,000 to \$29,999	70	7	7
\$30,000 to \$39,999	45	5	8
\$40,000 to \$49,999	70	7	8
\$50,000 to \$59,999	40	4	8
\$60,000 to \$79,999	45	5	14
\$80,000 to \$99,999	195	21	12
\$100,000 to \$124,999	70	7	11
\$125,000 to \$149,999	130	14	7
\$150,000 and Over	220	23	14
<b>Total</b>	<b>940</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$95,407</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$111,738</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	95	6	18
High School Diploma or Equivalent	360	22	26
Apprenticeship or Trades Certificate or Diploma	85	5	9
College or Other Non-University Certificate or Diploma	255	15	18
University Certificate or Diploma Below Bachelor Level	120	7	5
University Certificate or Diploma at Bachelor Level or Above	740	45	24
<b>Total</b>	<b>1,655</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	330	14	15
British Isle Origins	1,020	43	29
Other North American Origins (Includes Canadian)	380	16	15
French Origins	250	10	9
Aboriginal Origins	175	7	5
Latin, Central, and South American Origins	20	1	2
Caribbean Origins	20	1	1
South Asian Origins	40	2	6
West Central Asian and Middle Eastern Origins	35	1	3
East and Southeast Asian Origins	85	4	12
African Origins	40	2	3
Oceania Origins	0	0	0
<b>Total</b>	<b>2,395</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	965	54	53
Moved From Elsewhere in Edmonton	520	29	28
Moved From Elsewhere in Alberta	50	3	5
Moved From Elsewhere in Canada	240	13	7
Moved From Outside Canada	25	1	7
<b>Total</b>	<b>1,800</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	355	37	51
Semi-Detached House, Duplex	160	17	7
Row House	90	9	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	355	37	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>960</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	210	22	18
1961-1980	130	14	35
1981-1990	95	10	15
1991-2000	95	10	11
2001-2005	350	37	11
2006-2011	75	8	10
<b>Total</b>	<b>955</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	605	64	65
Renter Occupied	345	36	35
<b>Total</b>	<b>950</b>	<b>100</b>	<b>100</b>

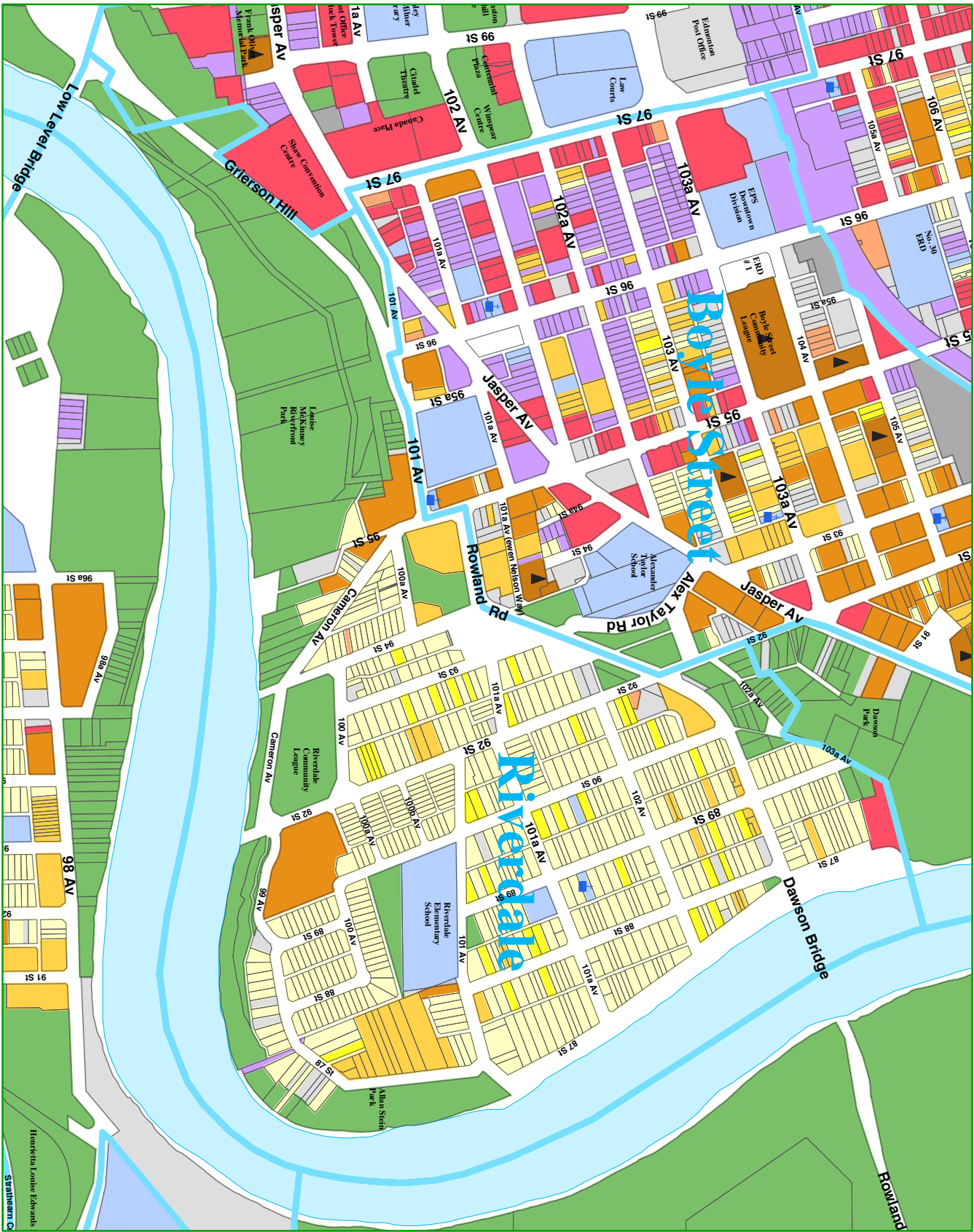
### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	765	67	72
Car, Truck, Van - as Passenger	75	7	6
Public Transit	175	15	15
Walked	95	8	5
Bicycle	40	3	1
Other Methods	0	0	1
<b>Total</b>	<b>1,150</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  
RIVERDALE



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        |
|  |                         |  | Agriculture                      |
|  |                         |  | Transportation                   |
|  |                         |  | Vacant (Undeveloped/Undeveloped) |
|  |                         |  | No Data / Unknown                |

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