



NEIGHBOURHOOD DESCRIPTION

Brooks is a triangular shaped neighbourhood located between the Blackmud and Whitemud Creek Ravines and directly north of the Anthony Henday ring road. The Twin Brooks area was annexed to the City of Edmonton in 1980.

Residential construction within Twin Brooks began in the late 1980s. The bulk of construction occurred in the 1990s, and remaining areas were completed during the 2000s. Most of the dwelling units are single-detached homes, with limited amounts of semi-detached homes, row housing, and low-rise apartment buildings. There are two main entrance points into the neighbourhood, via 119th and 111th Streets. Internal roadways are designed as loops and cul-de-sacs oriented along the main collector road, Twin Brooks Drive.

A joint school/park site is located in the centre of the neighbourhood. The public elementary school was developed in Twin Brooks, but the lands set aside for the development of a Catholic elementary school were deemed surplus by the school board. The building envelope for the surplus school site, located in the northwest corner of the joint school site, was rezoned to accommodate future residential redevelopment. The centre of the neighbourhood also features a stormwater management lake and small park, around which single-detached homes were built. A gas line right-of-way that runs in an east-west direction across the southern part of the neighbourhood has been landscaped to provide a linear pathway corridor.

Twin Brooks was named to reflect its geographic location between two creeks.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	310	320	630	10	12
10-19	540	490	1,030	16	11
20-29	435	335	770	12	18
30-39	225	275	500	8	15
40-49	555	655	1,210	18	14
50-59	615	650	1,265	19	14
60-69	325	335	660	10	8
70+	255	280	535	8	8
Total	3,260	3,340	6,600	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	3,420	63	45
Common-Law	170	3	9
Single (Never Legally Married)	1,430	26	32
Separated	65	1	2
Divorced	185	3	7
Widowed	175	3	5
Total	5,445	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	1,690	-	-
Without Children at Home	625	32	29
With Children at Home	1,065	55	40
Common-Law Couples	85	-	-
Without Children at Home	50	3	9
With Children at Home	35	2	4
Total Lone-Parent Families	175	-	-
Female Parent	135	7	14
Male Parent	40	2	4
Total	1,950	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	300	13	29
2 People	740	33	33
3 People	385	17	16
4 People	555	25	14
5 People	190	8	5
6 or More	80	4	3
Total	2,250	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	60	3	5
\$10,000 to \$19,999	20	1	6
\$20,000 to \$29,999	55	2	7
\$30,000 to \$39,999	70	3	8
\$40,000 to \$49,999	75	3	8
\$50,000 to \$59,999	85	4	8
\$60,000 to \$79,999	265	12	14
\$80,000 to \$99,999	260	12	12
\$100,000 to \$124,999	315	14	11
\$125,000 to \$149,999	265	12	7
\$150,000 and Over	785	35	14
Total	2,255	100	100
Median Household Income	\$117,184	-	\$72,248
Average Household Income	\$161,817	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	650	12	18
High School Diploma or Equivalent	1,200	22	26
Apprenticeship or Trades Certificate or Diploma	310	6	9
College or Other Non-University Certificate or Diploma	890	16	18
University Certificate or Diploma Below Bachelor Level	295	5	5
University Certificate or Diploma at Bachelor Level or Above	2,105	39	24
Total	5,450	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,295	17	15
British Isle Origins	1,950	26	29
Other North American Origins (Includes Canadian)	875	11	15
French Origins	470	6	9
Aboriginal Origins	220	3	5
Latin, Central, and South American Origins	75	1	2
Caribbean Origins	25	0	1
South Asian Origins	640	8	6
West Central Asian and Middle Eastern Origins	110	1	3
East and Southeast Asian Origins	1,640	22	12
African Origins	320	4	3
Oceania Origins	0	0	0
Total	7,620	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	4,730	75	53
Moved From Elsewhere in Edmonton	1,070	17	28
Moved From Elsewhere in Alberta	230	4	5
Moved From Elsewhere in Canada	135	2	7
Moved From Outside Canada	180	3	7
Total	6,345	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,885	84	51
Semi-Detached House, Duplex	130	6	7
Row House	165	7	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	65	3	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	2,245	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	310	14	15
1991-2000	1,700	76	11
2001-2005	205	9	11
2006-2011	10	0	10
Total	2,225	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	2,170	97	65
Renter Occupied	75	3	35
Total	2,245	100	100

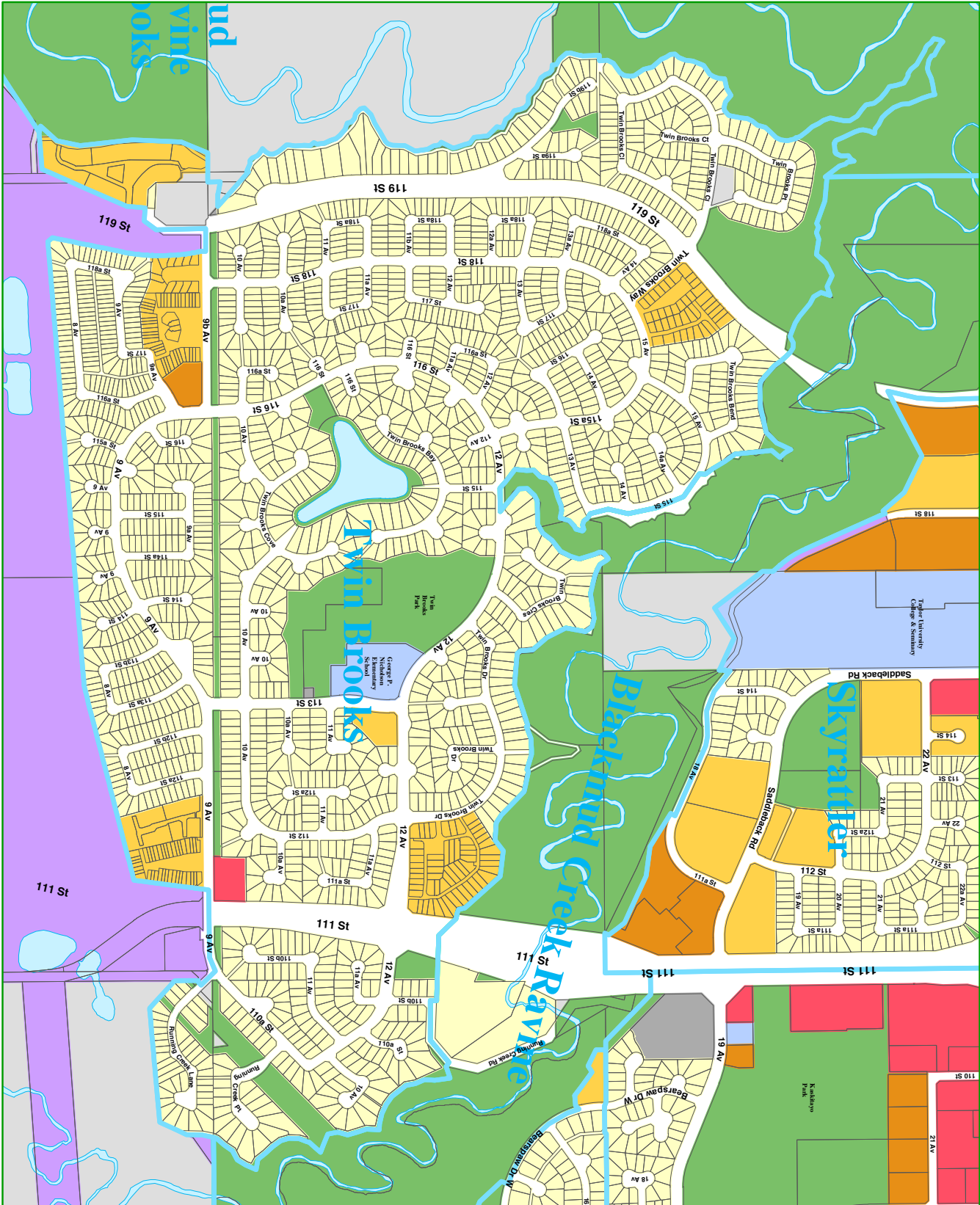
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,75	79	72
Car, Truck, Van - as Passenger	190	5	6
Public Transit	385	11	15
Walked	55	2	5
Bicycle	15	0	1
Other Methods	75	2	1
Total	3,475	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
TWIN BROOKS



Existing Land Use

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

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