



NEIGHBOURHOOD DESCRIPTION

Virginia Park is a small, centrally located residential neighbourhood just northeast of downtown Edmonton along the North Saskatchewan River Valley. The residential portion of the neighbourhood is bounded by 112th Avenue to the north, Wayne Gretzky Drive to the east, Ada Boulevard to the south and 76th Street to the west. The northern half of the neighbourhood is dedicated to recreational land use and is home to Borden Park.

Virginia Park was one of many areas subdivided during the pre-World War I land boom. Despite the fact that the Highlands streetcar line (no longer in operation) passed through the neighbourhood, it was an area that developed relatively slowly. Approximately three-quarters of the original structures within the neighbourhood were built before 1950. Virginia Park has also experienced sustained redevelopment and infill over the years. As a result, the neighbourhood contains residential structures from both the very early and very late 1900s. Approximately half of the housing units are low-density single and semi-detached homes, and the other half of dwelling units are located in low-rise apartment buildings in the northwest corner of the neighbourhood.

The neighbourhood contains two prominent landmarks, Concordia College to the west and Borden Park to the north. As well, Edmonton Northlands is located directly north of the neighbourhood and the Light Rail Transit (LRT) line runs down 80th Street. With the North Saskatchewan River Valley immediately to the south and Borden Park to the north, many recreational opportunities are located nearby.

The origin of the neighbourhood name is not known, but the neighbourhood was home to the former Virginia Park Greenhouse, established in 1912, which was located right in the middle of the neighbourhood. The greenhouse continued to operate in its original location until 1981 when it was moved to Ellerslie Road and 111th Street.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	20	20	40	6	12
10-19	30	30	60	9	11
20-29	25	35	60	9	18
30-39	40	30	70	10	15
40-49	30	45	75	11	14
50-59	50	40	90	13	14
60-69	30	25	55	8	8
70+	60	175	235	34	8
Total	285	400	685	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	190	30	45
Common-Law	55	9	9
Single (Never Legally Married)	145	23	32
Separated	30	5	2
Divorced	70	11	7
Widowed	140	22	5
Total	630	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	95	-	-
Without Children at Home	55	39	29
With Children at Home	40	29	40
Common-Law Couples	25	-	-
Without Children at Home	20	14	9
With Children at Home	5	4	4
Total Lone-Parent Families	20	-	-
Female Parent	15	11	14
Male Parent	5	4	4
Total	140	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	205	58	29
2 People	90	25	33
3 People	25	7	16
4 People	25	7	14
5 People	5	1	5
6 or More	5	1	3
Total	355	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	25	9	6
\$20,000 to \$29,999	95	33	7
\$30,000 to \$39,999	25	9	8
\$40,000 to \$49,999	0	0	8
\$50,000 to \$59,999	0	0	8
\$60,000 to \$79,999	40	14	14
\$80,000 to \$99,999	40	14	12
\$100,000 to \$124,999	15	5	11
\$125,000 to \$149,999	15	5	7
\$150,000 and Over	35	12	14
Total	290	100	100
Median Household Income	\$45,688	-	\$72,248
Average Household Income	\$68,139	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	145	28	18
High School Diploma or Equivalent	120	23	26
Apprenticeship or Trades Certificate or Diploma	55	10	9
College or Other Non-University Certificate or Diploma	80	15	18
University Certificate or Diploma Below Bachelor Level	15	3	5
University Certificate or Diploma at Bachelor Level or Above	110	21	24
Total	525	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	245	32	15
British Isle Origins	245	32	29
Other North American Origins (Includes Canadian)	125	16	15
French Origins	65	8	9
Aboriginal Origins	35	5	5
Latin, Central, and South American Origins	0	0	2
Caribbean Origins	0	0	1
South Asian Origins	0	0	6
West Central Asian and Middle Eastern Origins	0	0	3
East and Southeast Asian Origins	50	7	12
African Origins	0	0	3
Oceania Origins	0	0	0
Total	765	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	385	68	53
Moved From Elsewhere in Edmonton	150	27	28
Moved From Elsewhere in Alberta	30	5	5
Moved From Elsewhere in Canada	0	0	7
Moved From Outside Canada	0	0	7
Total	565	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	170	49	51
Semi-Detached House, Duplex	10	3	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	170	49	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	350	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	125	40	18
1961-1980	50	16	35
1981-1990	95	31	15
1991-2000	40	13	11
2001-2005	0	0	11
2006-2011	0	0	10
Total	310	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	160	49	65
Renter Occupied	165	51	35
Total	325	100	100

Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	190	84	72
Car, Truck, Van - as Passenger	0	0	6
Public Transit	35	16	15
Walked	0	0	5
Bicycle	0	0	1
Other Methods	0	0	1
Total	225	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
VIRGINIA PARK



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