



## NEIGHBOURHOOD DESCRIPTION

The North Saskatchewan River Valley is a prominent feature for the residents of Forest Heights. The neighbourhood sits atop the south bank of the valley where the river makes a bend from the north to east. A view of the river valley is possible on the west, north and east sides of the neighbourhood.

Three roadways that bound Forest Heights (75th Street/Capilano Freeway, 98th Avenue, and 84th Street) and three roadways that pass through the neighbourhood (101st Avenue, 106th Avenue, and 79th Street) serve as access routes to North Edmonton via four valley bridges. The neighbourhood's commercial and higher density residential land uses are concentrated along these roadways. The neighbourhood's street network is a combination of grid and modified grid patterns. The dominant structure type along the interior streets is the single-detached house.

Forest Heights was initially developed in 1911 by Windsor Realty, and it is assumed that the owner of Windsor Realty, James H. McKinley, an Edmonton alderman from 1909 to 1911, chose the neighbourhood name. The neighbourhood officially became part of Edmonton in 1913 but remained in agricultural use until the 1940s. Housing demand increased significantly after WWII, and most of Forest Heights developed during the 1950s.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	170	170	340	8	12
10-19	175	185	360	9	11
20-29	300	285	585	15	18
30-39	265	265	530	13	15
40-49	320	270	590	15	14
50-59	340	285	625	16	14
60-69	175	180	355	9	8
70+	250	395	645	16	8
<b>Total</b>	<b>1,995</b>	<b>2,035</b>	<b>4,030</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	1,320	37	45
Common-Law	410	12	9
Single (Never Legally Married)	1,100	31	32
Separated	115	3	2
Divorced	295	8	7
Widowed	295	8	5
<b>Total</b>	<b>3,535</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	620	-	-
Without Children at Home	335	31	29
With Children at Home	285	27	40
Common-Law Couples	205	-	-
Without Children at Home	150	14	9
With Children at Home	55	5	4
Total Lone-Parent Families	240	-	-
Female Parent	180	17	14
Male Parent	60	6	4
<b>Total</b>	<b>1,065</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	650	36	29
2 People	675	37	33
3 People	255	14	16
4 People	155	9	14
5 People	55	3	5
6 or More	30	2	3
<b>Total</b>	<b>1,820</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	20	1	5
\$10,000 to \$19,999	80	4	6
\$20,000 to \$29,999	180	10	7
\$30,000 to \$39,999	115	6	8
\$40,000 to \$49,999	220	12	8
\$50,000 to \$59,999	110	6	8
\$60,000 to \$79,999	235	13	14
\$80,000 to \$99,999	190	10	12
\$100,000 to \$124,999	320	18	11
\$125,000 to \$149,999	120	7	7
\$150,000 and Over	235	13	14
<b>Total</b>	<b>1,815</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$75,093</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$91,104</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	500	15	18
High School Diploma or Equivalent	865	26	26
Apprenticeship or Trades Certificate or Diploma	320	9	9
College or Other Non-University Certificate or Diploma	525	16	18
University Certificate or Diploma Below Bachelor Level	90	3	5
University Certificate or Diploma at Bachelor Level or Above	1,080	32	24
<b>Total</b>	<b>3,380</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,160	26	15
British Isle Origins	1,535	34	29
Other North American Origins (Includes Canadian)	775	17	15
French Origins	315	7	9
Aboriginal Origins	185	4	5
Latin, Central, and South American Origins	25	1	2
Caribbean Origins	-	0	1
South Asian Origins	85	2	6
West Central Asian and Middle Eastern Origins	-	0	3
East and Southeast Asian Origins	290	6	12
African Origins	70	2	3
Oceania Origins	25	1	0
<b>Total</b>	<b>4,465</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	2,005	55	53
Moved From Elsewhere in Edmonton	960	26	28
Moved From Elsewhere in Alberta	270	7	5
Moved From Elsewhere in Canada	205	6	7
Moved From Outside Canada	230	6	7
<b>Total</b>	<b>3,670</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,045	57	51
Semi-Detached House, Duplex	450	25	7
Row House	25	1	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	295	16	23
Moveable Dwelling	0	0	1
Other	5	0	0
<b>Total</b>	<b>1,820</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	1,000	55	18
1961-1980	625	34	35
1981-1990	135	7	15
1991-2000	45	2	11
2001-2005	0	0	11
2006-2011	15	1	10
<b>Total</b>	<b>1,820</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,050	58	65
Renter Occupied	770	42	35
<b>Total</b>	<b>1,820</b>	<b>100</b>	<b>100</b>

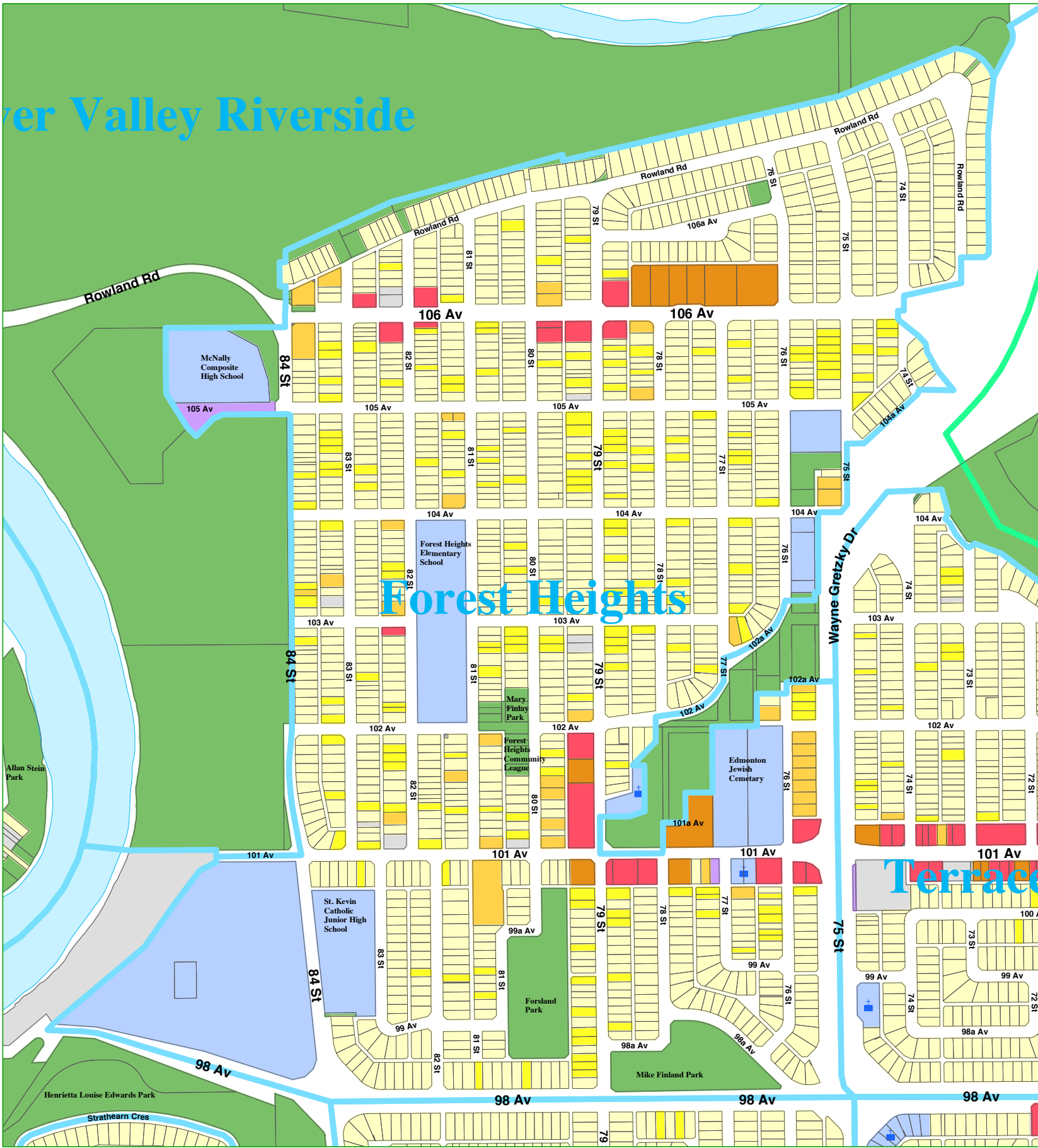
### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,755	77	72
Car, Truck, Van - as Passenger	130	6	6
Public Transit	215	9	15
Walked	80	4	5
Bicycle	70	3	1
Other Methods	15	1	1
<b>Total</b>	<b>2,265</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  
FOREST HEIGHTS



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Map compiled by:  
Geospatial Services Unit  
Urban Planning and Environment Branch

Existing Land Use

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

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