

## **NEIGHBOURHOOD DESCRIPTION**

The Westview Village neighbourhood is an established mobile home park located in west Edmonton, within the Winterburn Industrial area. The neighbourhood is approximately bounded by 109th Avenue to the north, Winterburn road to the east, 105th Avenue to the south and 231st Street to the west. The neighbourhood was developed predominantly in the 1970s. The neighbourhood is surrounded by planned and developed industrial land uses.

The Westview Village area was formerly part of Parkland County, but was annexed to the City of Edmonton in 1982. The original Winterburn Industrial Area Structure Plan (ASP) was prepared by Parkland County. In 2010, Edmonton City Council adopted an updated plan for the area, which recognized the existing residential development and provided policy to buffer the community from non-residential uses.

The neighbourhood has an active community league and a community hall facility is located along Winterburn road. A stormwater management lake is located in the southeast corner of the neighbourhood. Additionally, several smaller parks are interspersed through the community. The internal road network is a modified grid with some cul-de-sacs. A small commercial space is located in the southeastern portion of the neighbourhood, but there are no major commercial areas in the immediate vicinity.

# **Population by Age and Gender**

Age Group	Male	Female	Total	% of Total	City %
0-9	105	110	215	8	12
10-19	120	130	250	10	11
20-29	160	150	310	12	18
30-39	175	170	345	13	15
40-49	220	205	425	16	14
50-59	245	220	465	18	14
60-69	170	190	360	14	8
70+	115	105	220	8	8
Total	1,310	1,280	2,590	100	100

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

Marital Status	People	% of Total	City %
Married	895	39	45
Common-Law	345	15	9
Single (Never Legally Married)	580	25	32
Separated	75	3	2
Divorced	255	11	7
Widowed	140	6	5
Total	2,290	100	100

# **Family Households**

Family Type	Households	% of Total	City %
Married Couples	435	-	-
Without Children at Home	265	35	29
With Children at Home	170	22	40
Common-Law Couples	165	-	-
Without Children at Home	95	13	9
With Children at Home	70	9	4
Total Lone-Parent Families	160	-	-
Female Parent	120	16	14
Male Parent	40	5	4
Total	760	100	100

#### **Household Size**

People Per Household	Households	% of Total	City %
1 Person	340	29	29
2 People	495	42	33
3 People	190	16	16
4 People	120	10	14
5 People	30	3	5
6 or More	10	1	3
Total	1,185	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	15	1	5
\$10,000 to \$19,999	35	3	6
\$20,000 to \$29,999	125	11	7
\$30,000 to \$39,999	50	4	8
\$40,000 to \$49,999	125	11	8
\$50,000 to \$59,999	100	8	8
\$60,000 to \$79,999	235	20	14
\$80,000 to \$99,999	240	20	12
\$100,000 to \$124,999	160	13	11
\$125,000 to \$149,999	40	3	7
\$150,000 and Over	65	5	14
Total	1,190	100	100
Median Household Income	\$71,224	-	\$72,248
Average Household Income	\$74,009	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	660	29	18
High School Diploma or Equivalent	740	33	26
Apprenticeship or Trades Certificate or Diploma	265	12	9
College or Other Non-University Certificate or Diploma	475	21	18
University Certificate or Diploma Below Bachelor Level	30	1	5
University Certificate or Diploma at Bachelor Level or Above	105	5	24
Total	2,275	100	100

### **Population by Ethnic Origin**

Ethnic Origins	People	% of Total	City %
European Origins	445	14	15
British Isle Origins	1,385	42	29
Other North American Origins (Includes Canadian)	630	19	15
French Origins	295	9	9
Aboriginal Origins	475	14	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	55	2	12
African Origins	0	0	3
Oceania Origins	0	0	0
Total	3,285	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	1,470	60	53
Moved From Elsewhere in Edmonton	665	27	28
Moved From Elsewhere in Alberta	100	4	5
Moved From Elsewhere in Canada	155	6	7
Moved From Outside Canada	60	2	7
Total	2,450	100	100

## **Residential Units by Structure Type**

Type of Unit	Units	% of Total	City %
Single-Detached House	135	11	51
Semi-Detached House, Duplex	5	0	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	0	0	23
Moveable Dwelling	1,040	88	1
Other	0	0	0
Total	1,180	100	100

#### **Period of Construction**

Year of Construction	Units	% of Total	City %
1960 or Before	0	0	18
1961-1980	490	42	35
1981-1990	115	10	15
1991-2000	310	26	11
2001-2005	265	22	11
2006-2011	0	0	10
Total	1,180	100	100

## **Occupied Private Dwellings by Tenure**

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,120	93	65
Renter Occupied	80	7	35
Total	1.200	100	100

## **Journey to Work (Employed Labour Force)**

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,230	83	72
Car, Truck, Van - as Passenger	130	9	6
Public Transit	95	6	15
Walked	20	1	5
Bicycle	0	0	1
Other Methods	0	0	1
Total	1,475	100	100

Source: 2011 Census of Canada, Statistics Canada Note: totals may not sum due to random rounding

