



NEIGHBOURHOOD DESCRIPTION

Cloverdale is situated along the south bank of the North Saskatchewan River near the centre of the city. Settlement of Cloverdale began in the 1870s when two farms were established. Most of Cloverdale was annexed in 1907 by the Town of Strathcona and later became part of Edmonton when the two cities joined through amalgamation in 1912. By 1915 the neighbourhood was fully established with a school, stores, local industries and churches.

Transportation facilities have figured predominately in the development of Cloverdale. The North Saskatchewan River was the original highway of the fur trade. The Low Level Bridge, with its southern approach in Cloverdale, was completed in 1902. Shortly thereafter, the Edmonton, Yukon, and Pacific Railway connected Edmonton to Strathcona via the Mill Creek Ravine and the bridge. Less than 10 years later, the bridge was part of Edmonton's streetcar system. Today, three major roadways connect to two bridges via Cloverdale, and an LRT extension is planned.

Development in Cloverdale has also shifted over time, and many of the original buildings have been replaced with high density housing. Recreational open space has become the major land use in the neighbourhood, with the protection of the North Saskatchewan River Valley. As well, Cloverdale provides the stage for the annual Edmonton Folk Festival.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	40	30	70	8	12
10-19	30	40	70	8	11
20-29	75	90	165	18	18
30-39	90	80	170	19	15
40-49	75	60	135	15	14
50-59	85	95	180	20	14
60-69	35	30	65	7	8
70+	30	30	60	7	8
Total	460	455	915	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	390	48	45
Common-Law	100	12	9
Single (Never Legally Married)	220	27	32
Separated	20	2	2
Divorced	65	8	7
Widowed	20	2	5
Total	815	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	190	-	-
Without Children at Home	110	40	29
With Children at Home	80	29	40
Common-Law Couples	55	-	-
Without Children at Home	45	16	9
With Children at Home	10	4	4
Total Lone-Parent Families	30	-	-
Female Parent	25	9	14
Male Parent	5	2	4
Total	275	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	155	34	29
2 People	190	42	33
3 People	60	13	16
4 People	30	7	14
5 People	15	3	5
6 or More	0	0	3
Total	450	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	20	5	5
\$10,000 to \$19,999	0	0	6
\$20,000 to \$29,999	0	0	7
\$30,000 to \$39,999	0	0	8
\$40,000 to \$49,999	60	14	8
\$50,000 to \$59,999	20	5	8
\$60,000 to \$79,999	40	10	14
\$80,000 to \$99,999	35	8	12
\$100,000 to \$124,999	65	15	11
\$125,000 to \$149,999	35	8	7
\$150,000 and Over	145	35	14
Total	420	100	100
Median Household Income	\$105,248	-	\$72,248
Average Household Income	\$136,258	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	75	8	18
High School Diploma or Equivalent	140	16	26
Apprenticeship or Trades Certificate or Diploma	20	2	9
College or Other Non-University Certificate or Diploma	90	10	18
University Certificate or Diploma Below Bachelor Level	65	7	5
University Certificate or Diploma at Bachelor Level or Above	495	56	24
Total	885	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	260	25	15
British Isle Origins	445	43	29
Other North American Origins (Includes Canadian)	100	10	15
French Origins	95	9	9
Aboriginal Origins	30	3	5
Latin, Central, and South American Origins	-	-	2
Caribbean Origins	-	-	1
South Asian Origins	-	-	6
West Central Asian and Middle Eastern Origins	-	-	3
East and Southeast Asian Origins	95	9	12
African Origins	-	-	3
Oceania Origins	-	-	0
Total	1,025	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	485	52	53
Moved From Elsewhere in Edmonton	265	29	28
Moved From Elsewhere in Alberta	100	11	5
Moved From Elsewhere in Canada	50	5	7
Moved From Outside Canada	25	3	7
Total	925	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	165	37	51
Semi-Detached House, Duplex	20	4	7
Row House	75	17	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	185	41	23
Moveable Dwelling	0	0	1
Other	5	1	0
Total	450	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	55	12	18
1961-1980	0	0	35
1981-1990	90	20	15
1991-2000	115	25	11
2001-2005	145	32	11
2006-2011	55	12	10
Total	460	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	400	87	65
Renter Occupied	60	13	35
Total	460	100	100

Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	520	79	72
Car, Truck, Van - as Passenger	30	5	6
Public Transit	70	11	15
Walked	40	6	5
Bicycle	0	0	1
Other Methods	0	0	1
Total	660	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
CLOVERDALE



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