



## NEIGHBOURHOOD DESCRIPTION

The residential area now called Beverley Heights was first plotted on an 1882 map of the Edmonton Settlement, and shown as River Lots 36, 38 and 40. The area began to develop in 1910, when the rich coal seams that lay beneath the soil were discovered and coal mining began. In 1913, the area was incorporated as the Village of Beverly, taking its name from a town in Yorkshire, England. In 1914 Beverly was incorporated as a town. The boundary line between Edmonton and Beverly was 50th Street. The northern portion contained the neighbourhoods of Beacon Heights and Bergman, while the southern portion is now known as Beverly Heights.

The fortunes of Beverly were tied to the local coal industry and the Town grew and shrank accordingly. In 1952, the last coal mine closed, but one year later the Beverly Bridge opened, which linked the town's main street (118th Avenue) with the new petro-chemical and industrial development to the east. Beverly then began to grow as a residential suburb, housing workers from the new industries. The town grew quickly until 1961, when Beverly was amalgamated with the City of Edmonton. As the Beverley Heights neighbourhood developed independently from the Highlands neighbourhood to the west, the housing orientation along the streets and avenues differs, and is a physical reminder of their separate history and development.

Most single-detached homes in Beverly Heights were built in the decade leading up to amalgamation. Low rise apartments, located near commercial areas and traffic routes, were built between 1960 and 1980. Construction of infill housing has continued in the area since the 1980s. The focus of community activity in Beverly Heights is Floden Park, the site of the Beverly Heights Community league facilities. The North Saskatchewan River Valley frames the southwest boarder of Beverly Heights, and there are several access points to river valley trails from the community.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	155	150	305	9	12
10-19	130	130	260	7	11
20-29	230	205	435	13	18
30-39	230	235	465	13	15
40-49	260	230	490	14	14
50-59	305	265	570	16	14
60-69	180	165	345	10	8
70+	235	370	605	17	8
<b>Total</b>	<b>1,725</b>	<b>1,750</b>	<b>3,475</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	1,140	37	45
Common-Law	330	11	9
Single (Never Legally Married)	885	29	32
Separated	100	3	2
Divorced	320	10	7
Widowed	305	10	5
<b>Total</b>	<b>3,080</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	555	-	-
Without Children at Home	305	34	29
With Children at Home	250	28	40
Common-Law Couples	165	-	-
Without Children at Home	105	12	9
With Children at Home	60	7	4
Total Lone-Parent Families	175	-	-
Female Parent	130	15	14
Male Parent	45	5	4
<b>Total</b>	<b>895</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	610	38	29
2 People	545	34	33
3 People	230	14	16
4 People	130	8	14
5 People	55	3	5
6 or More	30	2	3
<b>Total</b>	<b>1,600</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	45	3	5
\$10,000 to \$19,999	130	8	6
\$20,000 to \$29,999	215	13	7
\$30,000 to \$39,999	185	11	8
\$40,000 to \$49,999	165	10	8
\$50,000 to \$59,999	170	11	8
\$60,000 to \$79,999	190	12	14
\$80,000 to \$99,999	155	10	12
\$100,000 to \$124,999	100	6	11
\$125,000 to \$149,999	125	8	7
\$150,000 and Over	130	8	14
<b>Total</b>	<b>1,610</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$54,098</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$68,749</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	890	30	18
High School Diploma or Equivalent	745	25	26
Apprenticeship or Trades Certificate or Diploma	390	13	9
College or Other Non-University Certificate or Diploma	550	18	18
University Certificate or Diploma Below Bachelor Level	140	5	5
University Certificate or Diploma at Bachelor Level or Above	280	9	24
<b>Total</b>	<b>2,995</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,190	27	15
British Isle Origins	1,205	28	29
Other North American Origins (Includes Canadian)	610	14	15
French Origins	470	11	9
Aboriginal Origins	550	13	5
Latin, Central, and South American Origins	50	1	2
Caribbean Origins	50	1	1
South Asian Origins	40	1	6
West Central Asian and Middle Eastern Origins	-	0	3
East and Southeast Asian Origins	200	5	12
African Origins	-	0	3
Oceania Origins	-	0	0
<b>Total</b>	<b>4,365</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	2,085	63	53
Moved From Elsewhere in Edmonton	870	26	28
Moved From Elsewhere in Alberta	165	5	5
Moved From Elsewhere in Canada	155	5	7
Moved From Outside Canada	25	1	7
<b>Total</b>	<b>3,300</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,130	71	51
Semi-Detached House, Duplex	85	5	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	380	24	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>1,595</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	725	45	18
1961-1980	655	41	35
1981-1990	155	10	15
1991-2000	60	4	11
2001-2005	0	0	11
2006-2011	0	0	10
<b>Total</b>	<b>1,595</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,115	69	65
Renter Occupied	505	31	35
<b>Total</b>	<b>1,620</b>	<b>100</b>	<b>100</b>

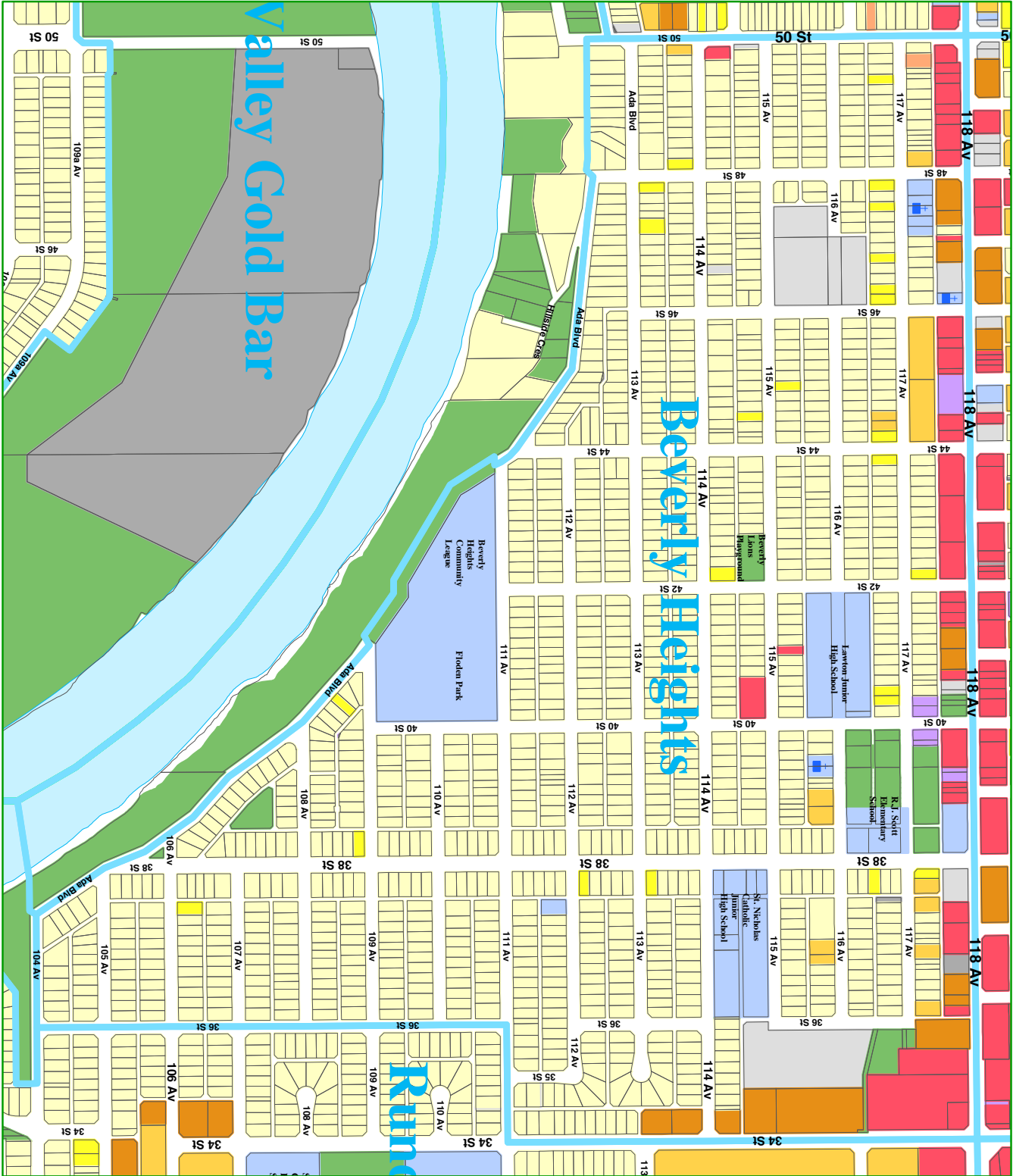
### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,190	73	72
Car, Truck, Van - as Passenger	100	6	6
Public Transit	245	15	15
Walked	35	2	5
Bicycle	0	0	1
Other Methods	70	4	1
<b>Total</b>	<b>1,640</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  
BEVERLY HEIGHTS



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/Undefined)
- No Data / Unknown

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