



## NEIGHBOURHOOD DESCRIPTION

Bulyea Heights is a neighbourhood in the southeast situated along the Whitemud Creek Ravine. Prior to being developed as a residential neighbourhood, the land in Bulyea Heights had been cleared for farming. Development in Bulyea Heights began with the 1979 creation of the Riverbend Area Structure Plan.

The design concept Bulyea Heights was to create a low density residential neighbourhood that took maximum advantage of its natural surroundings and effectively separated internal residential roadways from external traffic patterns through the creation of a hierarchical roadway system. The majority of the homes within the neighbourhood were constructed in the 1970s, and primarily single-detached homes and some medium density units make up the neighbourhood. Because of the ravine and two freeways, Whitemud Drive and Terwillegar Drive, access to the neighbourhood is limited to two locations - one from Terwillegar Drive at 40th Avenue and one from the south off Rabbit Hill Road.

Bulyea Heights was named after Gorge Hedley Vicars Bulyea (1859-1928) who was the first Lieutenant-Governor of Alberta. Born in New Brunswick he made his way west, moving to Winnipeg, Manitoba in 1882, to Qu'Appelle, Saskatchewan in 1894 and then on to Edmonton at the turn of the 20th century. He was elected Lieutenant-Governor of Alberta in 1905 and served until 1915.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	175	140	315	9	12
10-19	290	280	570	16	11
20-29	240	230	470	13	18
30-39	115	145	260	7	15
40-49	210	275	485	13	14
50-59	420	425	845	23	14
60-69	235	210	445	12	8
70+	125	145	270	7	8
<b>Total</b>	<b>1,810</b>	<b>1,850</b>	<b>3,660</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	1,975	63	45
Common-Law	60	2	9
Single (Never Legally Married)	875	28	32
Separated	45	1	2
Divorced	75	2	7
Widowed	95	3	5
<b>Total</b>	<b>3,125</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	975	-	-
Without Children at Home	340	31	29
With Children at Home	635	58	40
Common-Law Couples	30	-	-
Without Children at Home	15	1	9
With Children at Home	15	1	4
Total Lone-Parent Families	90	-	-
Female Parent	70	6	14
Male Parent	20	2	4
<b>Total</b>	<b>1,095</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	95	8	29
2 People	360	31	33
3 People	235	20	16
4 People	320	27	14
5 People	115	10	5
6 or More	40	3	3
<b>Total</b>	<b>1,165</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	15	1	5
\$10,000 to \$19,999	0	0	6
\$20,000 to \$29,999	35	3	7
\$30,000 to \$39,999	30	3	8
\$40,000 to \$49,999	25	2	8
\$50,000 to \$59,999	40	4	8
\$60,000 to \$79,999	95	8	14
\$80,000 to \$99,999	85	8	12
\$100,000 to \$124,999	160	14	11
\$125,000 to \$149,999	160	14	7
\$150,000 and Over	480	43	14
<b>Total</b>	<b>1,125</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$130,119</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$171,293</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	295	10	18
High School Diploma or Equivalent	560	18	26
Apprenticeship or Trades Certificate or Diploma	110	4	9
College or Other Non-University Certificate or Diploma	470	15	18
University Certificate or Diploma Below Bachelor Level	245	8	5
University Certificate or Diploma at Bachelor Level or Above	1,405	46	24
<b>Total</b>	<b>3,085</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	590	15	15
British Isle Origins	1,275	32	29
Other North American Origins (Includes Canadian)	430	11	15
French Origins	300	7	9
Aboriginal Origins	25	1	5
Latin, Central, and South American Origins	-	0	2
Caribbean Origins	10	0	1
South Asian Origins	335	8	6
West Central Asian and Middle Eastern Origins	30	1	3
East and Southeast Asian Origins	950	24	12
African Origins	60	1	3
Oceania Origins	15	0	0
<b>Total</b>	<b>4,020</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	2,790	81	53
Moved From Elsewhere in Edmonton	410	12	28
Moved From Elsewhere in Alberta	75	2	5
Moved From Elsewhere in Canada	75	2	7
Moved From Outside Canada	80	2	7
<b>Total</b>	<b>3,430</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,055	90	51
Semi-Detached House, Duplex	80	7	7
Row House	35	3	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	0	0	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>1,170</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	0	0	18
1961-1980	20	2	35
1981-1990	510	44	15
1991-2000	560	49	11
2001-2005	60	5	11
2006-2011	0	0	10
<b>Total</b>	<b>1,150</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,130	98	65
Renter Occupied	20	2	35
<b>Total</b>	<b>1,150</b>	<b>100</b>	<b>100</b>

### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,590	85	72
Car, Truck, Van - as Passenger	80	4	6
Public Transit	165	9	15
Walked	25	1	5
Bicycle	0	0	1
Other Methods	0	0	1
<b>Total</b>	<b>1,860</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  
BULYEA 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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