



NEIGHBOURHOOD DESCRIPTION

The Highlands neighbourhood is situated on land that was originally identified as River Lots 30, 32 and 34 and owned by three Hudson Bay Company employees. It was situated 3 miles from the centre of Edmonton, which made it an unlikely candidate for early development. However, the lands came into the hands of McGrath, Holgate and Company, real estate developers, who negotiated with the city to provide services and extend the electric streetcar line with subsidies provided by the developers. This made development in an otherwise isolated area possible. The name, Highlands, was chosen in a contest, with a fifty dollar prize to the person who provided the best name for the new subdivision.

In 1911, McGrath and Holgate built their mansions on Ada Boulevard, a roadway named after McGrath's wife. Other large houses were built along or near Ada Boulevard, while more modest housing was located further from the valley. The Highlands was annexed to the city in 1912 and a streetcar line, which operated from 1912 to 1945, ran long 112 Avenue. While development in Highlands began during the 1911 land boom, the neighbourhood only partially developed and the remaining lots mostly developed during the late 1940s and 1950s.

With the exception of commercial and apartment development along 118 Avenue and in a few scattered locations, most of the Highlands neighbourhood consists of single-detached homes. The Highlands neighbourhood also contains many significant heritage resources, and the locally initiated Highlands Historical Foundation was established in 1988 to increase awareness about, and the preservation of, heritage resources within the neighbourhood.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	140	100	240	9	12
10-19	130	130	260	10	11
20-29	170	205	375	14	18
30-39	160	180	340	12	15
40-49	200	230	430	16	14
50-59	230	260	490	18	14
60-69	155	165	320	12	8
70+	95	175	270	10	8
Total	1,280	1,445	2,725	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,035	44	45
Common-Law	220	9	9
Single (Never Legally Married)	695	29	32
Separated	65	3	2
Divorced	180	8	7
Widowed	165	7	5
Total	2,360	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	510	-	-
Without Children at Home	285	35	29
With Children at Home	225	29	40
Common-Law Couples	115	-	-
Without Children at Home	85	11	9
With Children at Home	30	4	4
Total Lone-Parent Families	160	-	-
Female Parent	125	16	14
Male Parent	35	4	4
Total	785	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	360	30	29
2 People	455	38	33
3 People	180	15	16
4 People	125	11	14
5 People	50	4	5
6 or More	15	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	40	3	5
\$10,000 to \$19,999	65	6	6
\$20,000 to \$29,999	75	6	7
\$30,000 to \$39,999	80	7	8
\$40,000 to \$49,999	95	8	8
\$50,000 to \$59,999	55	5	8
\$60,000 to \$79,999	130	11	14
\$80,000 to \$99,999	145	12	12
\$100,000 to \$124,999	160	14	11
\$125,000 to \$149,999	120	10	7
\$150,000 and Over	215	18	14
Total	1,180	100	100
Median Household Income	\$89,082	-	\$72,248
Average Household Income	\$100,960	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	305	13	18
High School Diploma or Equivalent	615	26	26
Apprenticeship or Trades Certificate or Diploma	155	7	9
College or Other Non-University Certificate or Diploma	390	17	18
University Certificate or Diploma Below Bachelor Level	115	5	5
University Certificate or Diploma at Bachelor Level or Above	775	33	24
Total	2,355	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	555	18	15
British Isle Origins	1,350	44	29
Other North American Origins (Includes Canadian)	450	15	15
French Origins	360	12	9
Aboriginal Origins	195	6	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	80	3	12
African Origins	45	1	3
Oceania Origins	0	0	0
Total	3,035	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	1,785	70	53
Moved From Elsewhere in Edmonton	465	18	28
Moved From Elsewhere in Alberta	185	7	5
Moved From Elsewhere in Canada	65	3	7
Moved From Outside Canada	55	2	7
Total	2,555	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,040	88	51
Semi-Detached House, Duplex	50	4	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	90	8	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	1,180	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	985	83	18
1961-1980	125	11	35
1981-1990	25	2	15
1991-2000	35	3	11
2001-2005	0	0	11
2006-2011	15	1	10
Total	1,185	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,025	84	65
Renter Occupied	170	14	35
Total	1,195	100	100

Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	1,115	77	72
Car, Truck, Van - as Passenger	50	3	6
Public Transit	250	17	15
Walked	40	3	5
Bicycle	0	0	1
Other Methods	0	0	1
Total	1,455	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
HIGHLANDS



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