



## NEIGHBOURHOOD DESCRIPTION

Oliver is an older inner city neighbourhood, located immediately west of downtown, and bordered to the south by the River Valley and to the west by 124 Street. It was once known as Edmonton's "West End," but was renamed in the 1950s after pioneer citizen Frank Oliver.

Development in Oliver began during the 1880s when several institutional structures were built. The General Hospital and the original Misericordia Hospital were joined by numerous churches, several schools and a cloister. Residential development was firmly in place prior to World War I with infill or remnant parcels occurring in the 1930s. At the time, the southern and western portions of Oliver formed one of Edmonton's more fashionable residential areas with many large homes and tree lined boulevards. Smaller, less ornate homes were built on infill sites, but primarily in the northern portion of Oliver.

Although most of the early development was single-detached homes, the neighbourhood was also the location of several apartments. During the late 1950s, Edmonton was in the midst of a sustained period of growth and the demand for dwelling units of all types increased. Oliver, close to Edmonton's downtown and its burgeoning supply of jobs, became an attractive area for apartment redevelopment and many of the original single-detached homes were replaced. Today, Oliver has become a densely populated neighbourhood with a strong commercial element threaded throughout.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	215	220	435	2	12
10-19	175	240	415	2	11
20-29	2,375	2,680	5,055	29	18
30-39	1,790	1,355	3,145	18	15
40-49	1,115	855	1,970	11	14
50-59	1,120	1,085	2,205	13	14
60-69	845	935	1,780	10	8
70+	860	1,640	2,500	14	8
<b>Total</b>	<b>8,495</b>	<b>9,010</b>	<b>17,505</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	3,910	23	45
Common-Law	2,045	12	9
Single (Never Legally Married)	7,530	44	32
Separated	485	3	2
Divorced	1,895	11	7
Widowed	1,125	7	5
<b>Total</b>	<b>16,990</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	1,740	-	-
Without Children at Home	1,410	45	29
With Children at Home	330	10	40
Common-Law Couples	1,020	-	-
Without Children at Home	955	30	9
With Children at Home	65	2	4
Total Lone-Parent Families	405	-	-
Female Parent	320	10	14
Male Parent	85	3	4
<b>Total</b>	<b>3,165</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	7,370	64	29
2 People	3,570	31	33
3 People	480	4	16
4 People	135	1	14
5 People	30	0	5
6 or More	10	0	3
<b>Total</b>	<b>11,595</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	955	8	5
\$10,000 to \$19,999	1,235	11	6
\$20,000 to \$29,999	1,325	11	7
\$30,000 to \$39,999	1,060	9	8
\$40,000 to \$49,999	1,065	9	8
\$50,000 to \$59,999	1,255	11	8
\$60,000 to \$79,999	1,590	14	14
\$80,000 to \$99,999	1,235	11	12
\$100,000 to \$124,999	755	7	11
\$125,000 to \$149,999	430	4	7
\$150,000 and Over	645	6	14
<b>Total</b>	<b>11,550</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$50,690</b>	-	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$66,913</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	1,375	9	18
High School Diploma or Equivalent	3,865	24	26
Apprenticeship or Trades Certificate or Diploma	1,100	7	9
College or Other Non-University Certificate or Diploma	2,765	17	18
University Certificate or Diploma Below Bachelor Level	870	5	5
University Certificate or Diploma at Bachelor Level or Above	6,135	38	24
<b>Total</b>	<b>16,110</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	3,205	17	15
British Isle Origins	7,190	37	29
Other North American Origins (Includes Canadian)	2,475	13	15
French Origins	1,905	10	9
Aboriginal Origins	745	4	5
Latin, Central, and South American Origins	300	2	2
Caribbean Origins	155	1	1
South Asian Origins	440	2	6
West Central Asian and Middle Eastern Origins	705	4	3
East and Southeast Asian Origins	1,570	8	12
African Origins	495	3	3
Oceania Origins	125	1	0
<b>Total</b>	<b>19,310</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	5,365	33	53
Moved From Elsewhere in Edmonton	6,095	37	28
Moved From Elsewhere in Alberta	1,790	11	5
Moved From Elsewhere in Canada	1,700	10	7
Moved From Outside Canada	1,335	8	7
<b>Total</b>	<b>16,285</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	55	0	51
Semi-Detached House, Duplex	45	0	7
Row House	75	1	10
Apartment Building (5+ Stories)	7,680	66	8
Apartment Building (< 5 Stories)	3,740	32	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>11,595</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	1,235	1	18
1961-1980	6,145	53	35
1981-1990	1,915	17	15
1991-2000	1,030	9	11
2001-2005	700	6	11
2006-2011	525	5	10
<b>Total</b>	<b>11,550</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	3,810	33	65
Renter Occupied	7,745	67	35
<b>Total</b>	<b>11,555</b>	<b>100</b>	<b>100</b>

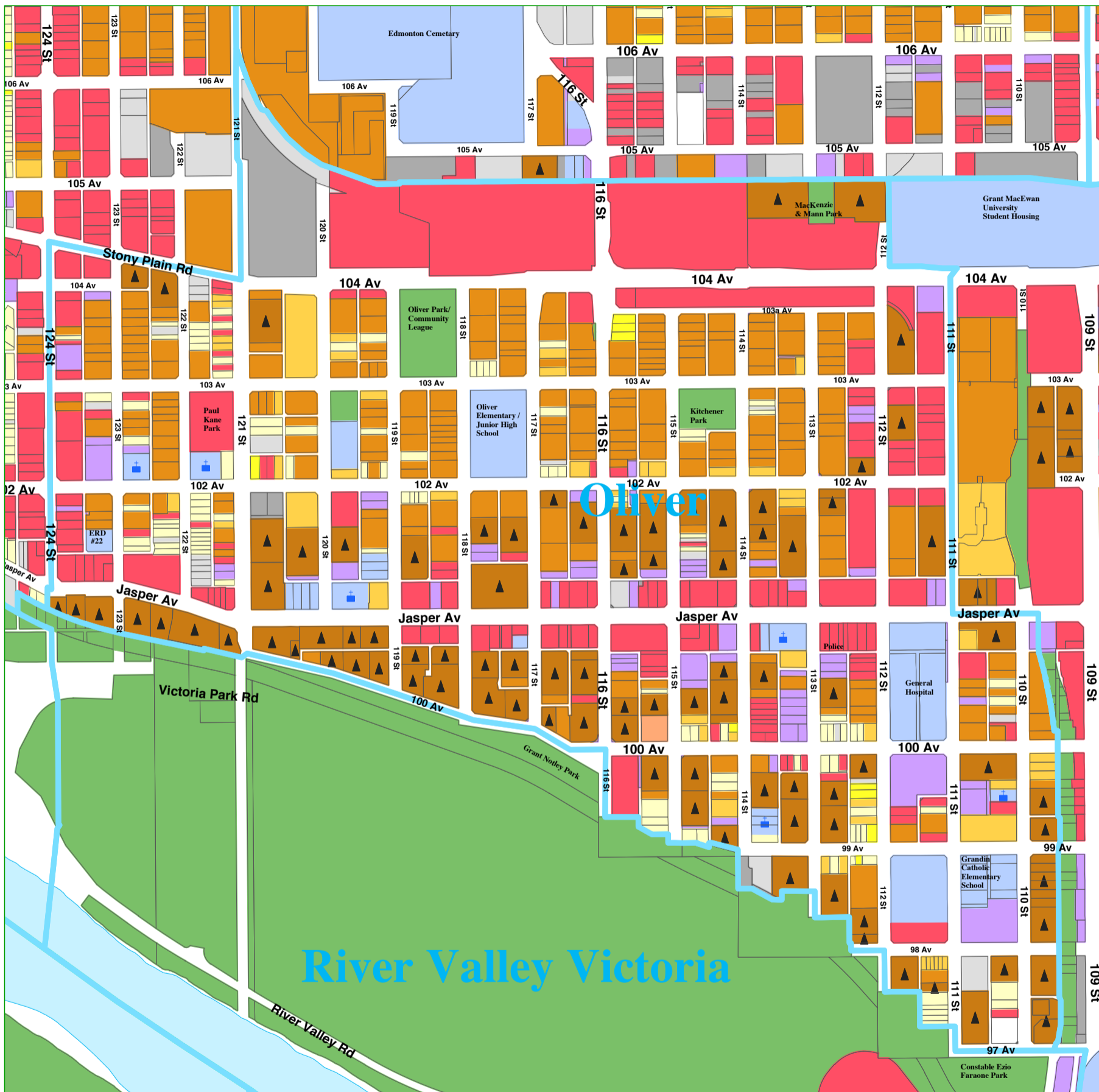
### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	5,570	53	72
Car, Truck, Van - as Passenger	295	3	6
Public Transit	2,385	23	15
Walked	1,830	17	5
Bicycle	255	2	1
Other Methods	165	2	1
<b>Total</b>	<b>10,500</b>	<b>100</b>	<b>100</b>

Source: 2011 Census of Canada, Statistics Canada

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NEIGHBOURHOOD PROFILE  
2014 NEIGHBOURHOOD EXISTING LAND USE  
OLIVER



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Map compiled by:  
Geospatial Services Unit  
Urban Planning and Environment Branch

Existing Land Use

	One Unit Dwelling		Other Residential		Recreation and Open Space
	Two Unit Dwelling		Commercial		Agriculture
	Multiple Dwelling Units		Industrial and Utilities		Transportation
	Apartments		Institutional		Vacant (Undeveloped/Undefined)
	Apartments High Rise		Religious Assembly		No Data / Unknown

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