



## NEIGHBOURHOOD DESCRIPTION

Westbrook Estates was developed on land annexed to the City of Edmonton in 1960. Westbrook Estates is bounded by Whitemud Creek Ravine on the west while a large portion of the centre and east is occupied by the Derrick Golf and Winter Club (founded in 1959). The street pattern was designed to take advantage of these features with a majority of the lots backing onto either the ravine or the golf course. A number of pathways promote pedestrian and bicycle travel within the neighbourhood.

Most of Westbrook Estates' single-detached homes were completed during the 1960s, although limited amounts of single-detached housing as well as the neighbourhood's apartments were built in the 1970s. A small percentage of housing units were built during the late 1980s and through the 1990s. Commercial and apartment development is situated in the northeast corner, separated from the area of single-detached homes. Businesses are located in the Westbrook Shopping Centre and the Petrolia Shopping Centre in nearby Greenfield, and a wider range of goods and services are available at nearby Southgate Mall. There are no schools in Westbrook Estates, although Westbrook Elementary School and Vernon Barford Junior High School are located immediately to the north in Aspen Gardens.

The neighbourhood name, Westbrook Estates, was suggested by developers. The "Westbrook" part of the name is a reference to Whitemud Creek which is located to the west of the neighbourhood, while the "Estates" portion of the name reflects the many large lots in the neighbourhood.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	75	65	140	11	12
10-19	105	95	200	15	11
20-29	65	60	125	10	18
30-39	45	70	115	9	15
40-49	115	130	245	19	14
50-59	90	80	170	13	14
60-69	75	65	140	11	8
70+	80	85	165	13	8
<b>Total</b>	<b>650</b>	<b>650</b>	<b>1,300</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	670	63	45
Common-Law	30	3	9
Single (Never Legally Married)	250	24	32
Separated	20	2	2
Divorced	45	4	7
Widowed	45	4	5
<b>Total</b>	<b>1,060</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	320	-	-
Without Children at Home	125	32	29
With Children at Home	195	51	40
Common-Law Couples	15	-	-
Without Children at Home	10	3	9
With Children at Home	5	1	4
Total Lone-Parent Families	50	-	-
Female Parent	40	10	14
Male Parent	10	3	4
<b>Total</b>	<b>385</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	85	17	29
2 People	175	36	33
3 People	105	21	16
4 People	80	16	14
5 People	35	7	5
6 or More	10	2	3
<b>Total</b>	<b>490</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	0	0	5
\$10,000 to \$19,999	0	0	6
\$20,000 to \$29,999	65	14	7
\$30,000 to \$39,999	40	9	8
\$40,000 to \$49,999	15	3	8
\$50,000 to \$59,999	30	7	8
\$60,000 to \$79,999	50	11	14
\$80,000 to \$99,999	15	3	12
\$100,000 to \$124,999	30	7	11
\$125,000 to \$149,999	15	3	7
\$150,000 and Over	195	43	14
<b>Total</b>	<b>455</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$95,921</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$170,426</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	125	12	18
High School Diploma or Equivalent	100	10	26
Apprenticeship or Trades Certificate or Diploma	70	7	9
College or Other Non-University Certificate or Diploma	165	16	18
University Certificate or Diploma Below Bachelor Level	45	4	5
University Certificate or Diploma at Bachelor Level or Above	500	50	24
<b>Total</b>	<b>1,005</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	180	14	15
British Isle Origins	470	36	29
Other North American Origins (Includes Canadian)	145	11	15
French Origins	55	4	9
Aboriginal Origins	35	3	5
Latin, Central, and South American Origins	0	0	2
Caribbean Origins	30	2	1
South Asian Origins	125	9	6
West Central Asian and Middle Eastern Origins	0	0	3
East and Southeast Asian Origins	280	21	12
African Origins	0	0	3
Oceania Origins	0	0	0
<b>Total</b>	<b>1,320</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	665	57	53
Moved From Elsewhere in Edmonton	265	23	28
Moved From Elsewhere in Alberta	0	0	5
Moved From Elsewhere in Canada	125	11	7
Moved From Outside Canada	115	10	7
<b>Total</b>	<b>1,170</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	290	59	51
Semi-Detached House, Duplex	35	7	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	165	34	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>490</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	15	3	18
1961-1980	345	78	35
1981-1990	85	19	15
1991-2000	0	0	11
2001-2005	0	0	11
2006-2011	0	0	10
<b>Total</b>	<b>445</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	295	60	65
Renter Occupied	200	40	35
<b>Total</b>	<b>495</b>	<b>100</b>	<b>100</b>

### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	470	77	72
Car, Truck, Van - as Passenger	15	2	6
Public Transit	110	18	15
Walked	15	2	5
Bicycle	0	0	1
Other Methods	0	0	1
<b>Total</b>	<b>610</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  
WESTBROOK ESTATES



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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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