



## NEIGHBOURHOOD DESCRIPTION

The Dovercourt neighbourhood lies between 118th Avenue and 124th Avenue and east of 142nd Street to St. Albert Trail. Dovercourt and the surrounding area were annexed to Edmonton in 1913 but remained practically undeveloped until after WWII. In the 1950s, Dovercourt was re-plotted under the direction of the city's first town planner, Noel Dant, as a "neighbourhood unit." Dovercourt and adjacent neighbourhoods (like Sherbrooke to the east) were some of the first in North America to be planned according to this design concept.

The neighbourhood unit design concept is based on a curvilinear street pattern with limited access points, landscaping, and variable housing set-backs to discourage through traffic and improve the attractiveness of the neighbourhood. The street and laneway pattern were thought to provide a more efficient use of land than the traditional grid pattern. The interior streets and walkways focus on school and community league sites at the centre of the neighbourhood, and a block of row housing was located next to the school site. The vast majority of homes in Dovercourt were built in the late 1940s to 1960, and the dominant structure type is the single-detached house. A variety of commercial services are accessible to residents along 118th Avenue and St. Albert Trail / Groat Road. Residents of Dovercourt also have easy access to nearby Westmount Shopping Centre and to other commercial and employment centres in both Edmonton and St. Albert via St. Albert Trail.

The Dovercourt name was used as early as 1910, even though it remained undeveloped until 40 years later. The name is likely a reference to Dovercourt Village in Essex, England.

## Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	110	105	215	10	12
10-19	105	100	205	10	11
20-29	165	150	315	15	18
30-39	145	160	305	14	15
40-49	190	165	355	17	14
50-59	185	155	340	16	14
60-69	90	90	180	8	8
70+	85	120	205	10	8
<b>Total</b>	<b>1,075</b>	<b>1,045</b>	<b>2,120</b>	<b>100</b>	<b>100</b>

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

Marital Status	People	% of Total	City %
Married	770	42	45
Common-Law	225	12	9
Single (Never Legally Married)	545	30	32
Separated	50	3	2
Divorced	150	8	7
Widowed	90	5	5
<b>Total</b>	<b>1,830</b>	<b>100</b>	<b>100</b>

## Family Households

Family Type	Households	% of Total	City %
Married Couples	375	-	-
Without Children at Home	185	30	29
With Children at Home	190	30	40
Common-Law Couples	110	-	-
Without Children at Home	70	11	9
With Children at Home	40	6	4
Total Lone-Parent Families	140	-	-
Female Parent	100	16	14
Male Parent	40	6	4
<b>Total</b>	<b>625</b>	<b>100</b>	<b>100</b>

## Household Size

People Per Household	Households	% of Total	City %
1 Person	210	24	29
2 People	325	37	33
3 People	175	20	16
4 People	110	13	14
5 People	35	4	5
6 or More	20	2	3
<b>Total</b>	<b>875</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	50	6	6
\$20,000 to \$29,999	0	0	7
\$30,000 to \$39,999	55	7	8
\$40,000 to \$49,999	70	9	8
\$50,000 to \$59,999	135	16	8
\$60,000 to \$79,999	160	20	14
\$80,000 to \$99,999	110	13	12
\$100,000 to \$124,999	60	7	11
\$125,000 to \$149,999	75	9	7
\$150,000 and Over	105	13	14
<b>Total</b>	<b>820</b>	<b>100</b>	<b>100</b>
<b>Median Household Income</b>	<b>\$71,426</b>	<b>-</b>	<b>\$72,248</b>
<b>Average Household Income</b>	<b>\$82,290</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	350	21	18
High School Diploma or Equivalent	405	24	26
Apprenticeship or Trades Certificate or Diploma	205	12	9
College or Other Non-University Certificate or Diploma	395	23	18
University Certificate or Diploma Below Bachelor Level	60	4	5
University Certificate or Diploma at Bachelor Level or Above	275	16	24
<b>Total</b>	<b>1,690</b>	<b>100</b>	<b>100</b>

## Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	200	8	15
British Isle Origins	975	40	29
Other North American Origins (Includes Canadian)	520	21	15
French Origins	370	15	9
Aboriginal Origins	140	6	5
Latin, Central, and South American Origins	-	0	2
Caribbean Origins	-	0	1
South Asian Origins	-	0	6
West Central Asian and Middle Eastern Origins	75	3	3
East and Southeast Asian Origins	160	7	12
African Origins	-	0	3
Oceania Origins	-	0	0
<b>Total</b>	<b>2,440</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	1,185	64	53
Moved From Elsewhere in Edmonton	340	18	28
Moved From Elsewhere in Alberta	95	5	5
Moved From Elsewhere in Canada	135	7	7
Moved From Outside Canada	105	6	7
<b>Total</b>	<b>1,860</b>	<b>100</b>	<b>100</b>

### Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	725	83	51
Semi-Detached House, Duplex	35	4	7
Row House	90	10	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	25	3	23
Moveable Dwelling	0	0	1
Other	0	0	0
<b>Total</b>	<b>875</b>	<b>100</b>	<b>100</b>

### Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	730	88	18
1961-1980	95	12	35
1981-1990	0	0	15
1991-2000	0	0	11
2001-2005	0	0	11
2006-2011	0	0	10
<b>Total</b>	<b>825</b>	<b>100</b>	<b>100</b>

### Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	655	77	65
Renter Occupied	195	23	35
<b>Total</b>	<b>850</b>	<b>100</b>	<b>100</b>

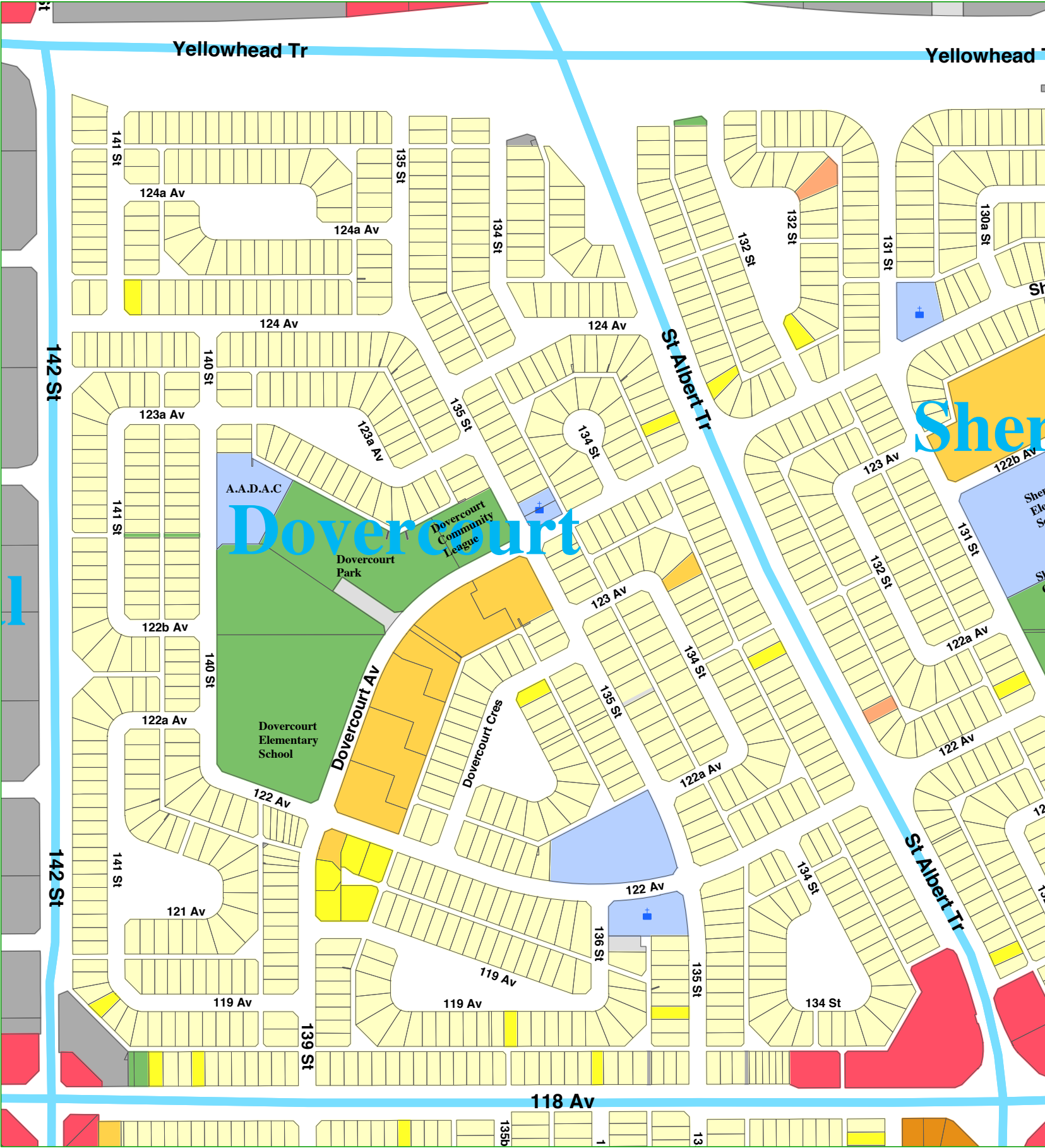
### Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	905	83	72
Car, Truck, Van - as Passenger	35	4	6
Public Transit	90	8	15
Walked	25	2	5
Bicycle	20	2	1
Other Methods	0	0	1
<b>Total</b>	<b>1,085</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  
DOVERCOURT



No reproduction of this map, in whole or in part, is permitted without express written consent of The City of Edmonton, Sustainable Development Department

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

The City of Edmonton disclaims any liability for the use of this map.

