



NEIGHBOURHOOD DESCRIPTION

In 1878, Malcolm Groat built his homestead on the land that is now the Westmount neighbourhood. Groat was a Hudson Bay Company employee and an early Edmonton settler who remained one of Edmonton's leading citizens through the turn of the century. Groat's square mile of land was located along the North Saskatchewan River, immediately west of the area that became the Hudson Bay Reserve.

The Groat homestead was annexed to the City of Edmonton in two stages, first in 1904 and then in 1910. Groat gradually sold his land to developers as the demand for residential lots increased. In spite of the general oversupply of residential lots in Edmonton, Westmount developed early due to its proximity to downtown Edmonton. Access to downtown was further enhanced by the extension of an electric streetcar line in 1910 and commercial space developed along 124 Street beside the line. Westmount, particularly the area bordering the Groat Ravine, established a reputation as an attractive residential area for wealthy and professional people.

While most low density residential structures were built prior to 1950, apartment development is more recent, and now accounts for approximately half of all the dwelling units. Apartment buildings are generally located near 124 Street or other major traffic routes. Along its residential streets, Westmount has retained many of its older homes, although extensive renovation and infill development has occurred. To help maintain the character of the neighbourhood, public and private initiatives to upgrade the 124 Street shopping district and to develop heritage preservation guidelines were implemented in the 2000s.

Westmount is now a mixed-use neighbourhood with a variety of residential, institutional, recreational, commercial, and light industrial land uses within easy walking distance of each other. The 124th Street shopping area and Business Revitalization Zone (BRZ) runs north-south through the neighbourhood, acting as a central spine for the community.

Westmount likely takes its name from an affluent, predominantly Anglophone, city (formerly neighbourhood) on the west island of Montreal.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	275	250	525	9	12
10-19	230	225	455	8	11
20-29	520	605	1,125	19	18
30-39	545	525	1,070	18	15
40-49	530	480	1,010	17	14
50-59	460	475	935	16	14
60-69	220	230	450	8	8
70+	150	205	355	6	8
Total	2,930	2,995	5,925	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	1,820	35	45
Common-Law	695	13	9
Single (Never Legally Married)	1,905	37	32
Separated	145	3	2
Divorced	455	9	7
Widowed	180	3	5
Total	5,200	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	885	-	-
Without Children at Home	450	31	29
With Children at Home	435	30	40
Common-Law Couples	350	-	-
Without Children at Home	270	18	9
With Children at Home	80	5	4
Total Lone-Parent Families	225	-	-
Female Parent	170	12	14
Male Parent	55	4	4
Total	1,460	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	1,395	45	29
2 People	1,005	33	33
3 People	340	11	16
4 People	235	8	14
5 People	75	2	5
6 or More	30	1	3
Total	3,080	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	140	4	5
\$10,000 to \$19,999	295	9	6
\$20,000 to \$29,999	225	7	7
\$30,000 to \$39,999	235	8	8
\$40,000 to \$49,999	270	9	8
\$50,000 to \$59,999	320	10	8
\$60,000 to \$79,999	395	13	14
\$80,000 to \$99,999	365	12	12
\$100,000 to \$124,999	305	10	11
\$125,000 to \$149,999	170	5	7
\$150,000 and Over	395	13	14
Total	3,115	100	100
Median Household Income	\$62,150	-	\$72,248
Average Household Income	\$85,599	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	720	13	18
High School Diploma or Equivalent	1,250	23	26
Apprenticeship or Trades Certificate or Diploma	335	6	9
College or Other Non-University Certificate or Diploma	1,005	19	18
University Certificate or Diploma Below Bachelor Level	280	5	5
University Certificate or Diploma at Bachelor Level or Above	1,795	33	24
Total	5,385	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	895	12	15
British Isle Origins	2,945	39	29
Other North American Origins (Includes Canadian)	1,075	14	15
French Origins	855	11	9
Aboriginal Origins	525	7	5
Latin, Central, and South American Origins	115	2	2
Caribbean Origins	25	0	1
South Asian Origins	95	1	6
West Central Asian and Middle Eastern Origins	135	2	3
East and Southeast Asian Origins	515	7	12
African Origins	285	4	3
Oceania Origins	40	1	0
Total	7,505	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	2,930	51	53
Moved From Elsewhere in Edmonton	1,690	29	28
Moved From Elsewhere in Alberta	345	6	5
Moved From Elsewhere in Canada	575	10	7
Moved From Outside Canada	225	4	7
Total	5,765	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,165	38	51
Semi-Detached House, Duplex	180	6	7
Row House	20	1	10
Apartment Building (5+ Stories)	95	3	8
Apartment Building (< 5 Stories)	1,620	52	23
Moveable Dwelling	0	0	1
Other	10	0	0
Total	3,090	100	100

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	1,340	43	18
1961-1980	730	23	35
1981-1990	440	14	15
1991-2000	140	4	11
2001-2005	395	13	11
2006-2011	70	2	10
Total	3,115	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,780	57	65
Renter Occupied	1,335	43	35
Total	3,115	100	100

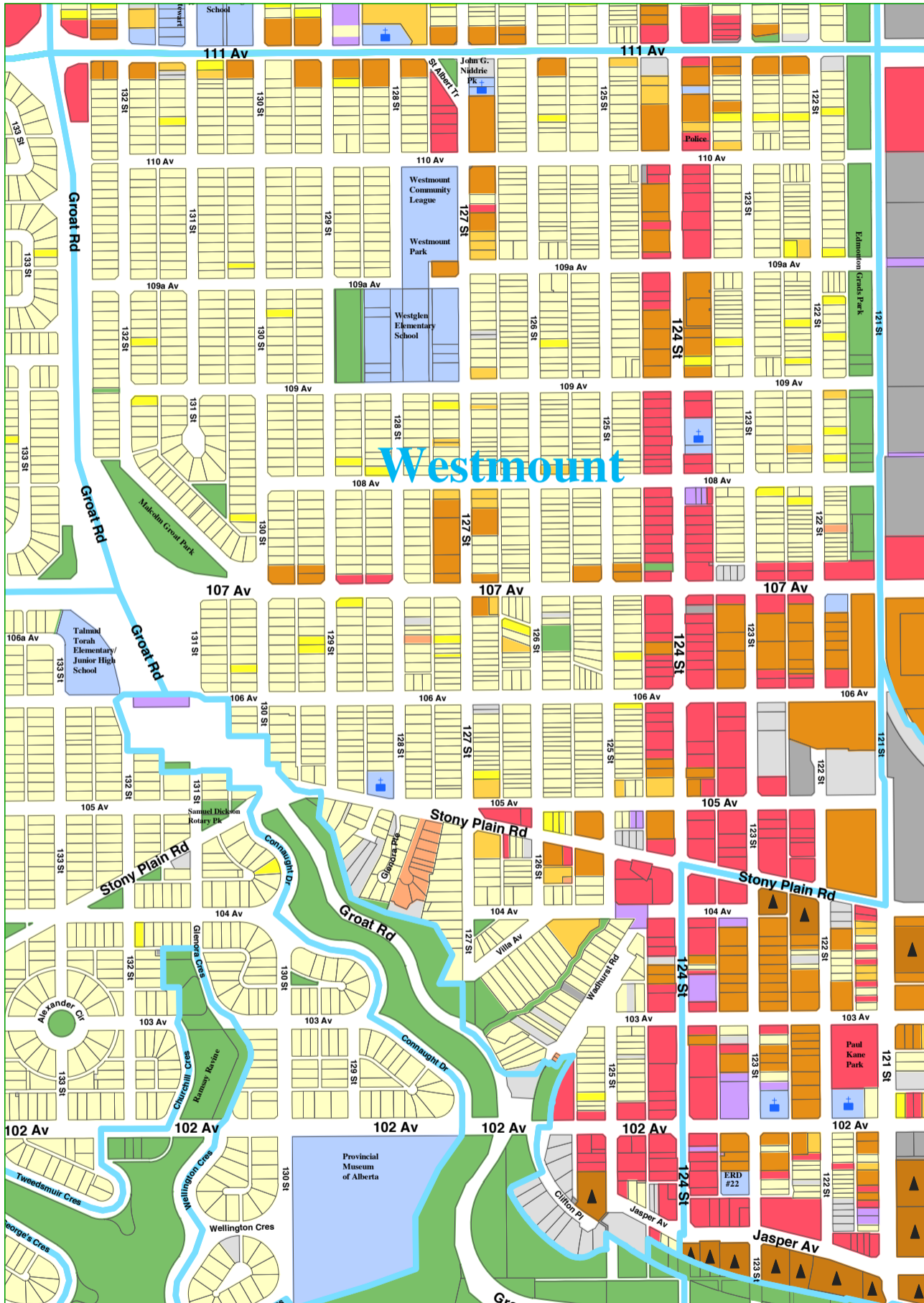
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,505	66	72
Car, Truck, Van - as Passenger	215	6	6
Public Transit	725	19	15
Walked	200	5	5
Bicycle	125	3	1
Other Methods	45	1	1
Total	3,815	100	100

Source: 2011 Census of Canada, Statistics Canada

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NEIGHBOURHOOD PROFILE
2014 NEIGHBOURHOOD EXISTING LAND USE
WESTMOUNT



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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		Other Residential		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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