

The Hudson Bay Company Reserve, situated directly north of Fort Edmonton (which was located on the site of today's legislature grounds), forced the town to locate east of the Fort. As a result, the turn of the century commercial hub of activity was located at Jasper Avenue and 97th Street. Much of the Downtown neighbourhood is now located on the south portion of the reserve. Jasper Avenue remains the main avenue but commercial activities have expanded significantly to the west of 97th Street.



The Downtown is bounded on the north by 105th Avenue, to the west by 110th Street, and to the south by the North Saskatchewan River Valley escarpment. The neighbourhood provides Edmonton's most complex mix of institutional, office, retail, warehouse and residential land uses which are supported by LRT stations throughout. The provincial government centre, the old warehouse district, the Jasper Avenue commercial/office corridor, the municipal government and arts district, and growing residential communities perched on the riverbank and throughout the area as a whole, make for a very dynamic neighbourhood.

The Downtown, particularly since the 1970s, has been continually undergoing some form of redevelopment. Since the late 1990s residential intensification within the Downtown has been a significant form of redevelopment. This has resulted in an expanding local population of residents and an attendant expansion and diversity in the sorts of commercial services that support residential environments such as grocery stores.

Plans in Effect

Capital City Downtown Area Redevelopment Plan 1997, Office Consolidation September 2008
Mature Neighbourhood Overlay, Zoning Bylaw 12800

Period of Construction

| | Occupied Units | % of Total | City% |
|-----------------------------------|----------------|------------|------------|
| Before 1946 | 360 | 6 | 4 |
| 1946 to 1960 | 640 | 10 | 17 |
| 1961 to 1970 | 795 | 13 | 16 |
| 1971 to 1980 | 1,600 | 26 | 24 |
| 1981 to 1985 | 530 | 9 | 10 |
| 1986 to 1990 | 245 | 4 | 6 |
| 1991 to 1995 | 90 | 1 | 6 |
| 1996 to 2000 | 285 | 5 | 6 |
| 2001 to 2006 | 1,575 | 26 | 12 |
| Occupied Private Dwellings | 6,120 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Occupied Private Dwellings by Tenure

| Tenure | Number | % of Total | City% |
|-----------------|--------------|------------|------------|
| Owner Occupied | 1,780 | 29 | 63 |
| Renter Occupied | 4,345 | 71 | 37 |
| Total | 6,125 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Residential Units by Unit Type

| Type of Unit | Number | % of Total | City% |
|----------------------------------|--------------|------------|------------|
| Single-detached house | 30 | - | 50 |
| Semi-detached, triplex, fourplex | - | - | 7 |
| Row house | 30 | - | 10 |
| Apartment over 5 storeys | 4,640 | 76 | 9 |
| Apartment under 5 storeys | 1,410 | 23 | 23 |
| Movable dwelling | - | - | 1 |
| Total | 6,110 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Age and Gender

| | Male | Female | Total | Nbhd 2006% | City 2006% |
|--------------|--------------|--------------|--------------|---------------|---------------|
| 0 - 9 | 85 | 155 | 240 | 3 | 11 |
| 10 - 19 | 155 | 300 | 455 | 5 | 13 |
| 20 - 29 | 2,165 | 1,715 | 3,880 | 41 | 18 |
| 30 - 39 | 985 | 705 | 1,690 | 18 | 14 |
| 40 - 49 | 515 | 370 | 885 | 9 | 16 |
| 50 - 59 | 570 | 350 | 920 | 10 | 13 |
| 60 - 69 | 275 | 185 | 460 | 5 | 7 |
| 70+ | 255 | 575 | 830 | 9 | 8 |
| Total | 5,005 | 4,355 | 9,360 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Household by Household size

| Ppl per Household | Households | Nbhd 2006% | City 2006% | Nbhd 1986% |
|-------------------|--------------|---------------|---------------|---------------|
| 1 person | 3,675 | 70 | 30 | 64 |
| 2 people | 1,970 | 32 | 33 | 31 |
| 3 people | 420 | 7 | 15 | 4 |
| 4-5 people | 50 | 1 | 19 | 1 |
| 6 or more | 10 | - | 3 | 0 |
| Total | 6,125 | 100 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Population by Mobility Status (based on address five years previous)

| | # of People | % Total | City% |
|----------------------------------|-------------|---------|-------|
| Non-Movers | 1,355 | 15 | 50 |
| Moved from Elsewhere in Edmonton | 3,960 | 43 | 32 |
| Moved from Elsewhere in Alberta | 1,505 | 16 | 7 |
| Moved from Elsewhere in Canada | 1,230 | 13 | 7 |
| Moved from outside Canada | 1,110 | 12 | 5 |

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Family Households

| Family Type | Households | % of Total | City% |
|----------------------------|--------------|------------|------------|
| Married couples | 910 | | |
| Without children at home | 705 | 41 | 29 |
| With children at home | 200 | 11 | 40 |
| Common-law couples | 600 | | |
| Without children at home | 560 | 32 | 9 |
| With children at home | 40 | 2 | 4 |
| Total lone-parent families | 230 | | |
| Female parent | 205 | 12 | 15 |
| Male parent | 25 | 1 | 4 |
| Total | 1,740 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Household Income 2005

| Income | Households | % of Total | City% |
|------------------------------------|---------------|------------|---------------|
| Household income in 2005 | 6,125 | | |
| Under \$10,000 | 615 | 10 | 4 |
| \$10,000 to \$19,999 | 1,040 | 17 | 10 |
| \$20,000 to \$29,999 | 940 | 15 | 9 |
| \$30,000 to \$39,999 | 810 | 13 | 11 |
| \$40,000 to \$49,999 | 575 | 9 | 10 |
| \$50,000 to \$59,999 | 475 | 8 | 9 |
| \$60,000 to \$69,999 | 355 | 6 | 8 |
| \$70,000 to \$79,999 | 280 | 5 | 7 |
| \$80,000 to \$89,999 | 310 | 5 | 6 |
| \$90,000 to \$99,999 | 195 | 3 | 5 |
| \$100,000 and over | 525 | 9 | 21 |
| Median household income \$ | 35,858 | | 57,085 |
| Average household income \$ | 47,168 | | 72,950 |

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Ethnic Origin

| | People | % of Total | City% |
|--|--------------|------------|------------|
| European origins | 3,950 | 46 | 49 |
| East and Southeast Asian origins | 1,605 | 19 | 12 |
| Other North American origins (includes Canadian) | 1,470 | 17 | 19 |
| African origins | 120 | 1 | 2 |
| Aboriginal origins | 575 | 7 | 7 |
| South Asian origins | 400 | 5 | 6 |
| Latin, Central and South American origins | 120 | 1 | 1 |
| Caribbean origins | 75 | 1 | 1 |
| West Asian origins | 85 | 1 | 1 |
| Arab origins | 170 | 2 | 2 |
| Oceania origins | 30 | - | - |
| Total | 8,600 | 100 | 100 |

Source: 2006 Census of Canada, Statistics Canada

Journey to Work (employed labour force)

| Transportation Method | People | % of Total | City% |
|------------------------------|--------|------------|-------|
| Car, truck, van as driver | 2,505 | 40 | 71 |
| car, truck, van as passenger | 275 | 4 | 8 |
| Public transit | 1,215 | 20 | 13 |
| Walked | 2,000 | 32 | 6 |
| Bicycle | 100 | 2 | 1 |
| Motorcycle | 10 | - | - |
| Taxicab | 40 | 1 | - |
| Other method | 50 | 1 | 1 |

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

2008 Neighbourhood Photo and Current Zoning



Zoning Categories

- HDR - high density residential zone
- RMU - residential mixed use zone
- EZ - enterprise zone
- HA - heritage area zone
- MSC - main street commercial zone
- DC1 - direct development control provision
- DC2 - site specific development control provision
- CCA - core commercial arts zone
- AP - public parks zone
- AJ - alternative jurisdiction zone
- US - urban service zone

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