NEIGHBOURHOOD DESCRIPTION

Terwillegar Towne is one of the seven neighbourhoods within the Terwillegar Heights Servicing Concept Design Brief (SCDB), and is located roughly in the centre of the plan area. The neighbourhood is bounded by 23rd Avenue to the north, Rabbit Hill Road to the east, Terwillegar Boulevard to the south and Terwillegar Drive to the west.

Terwillegar Towne was the first community in Edmonton to be planned and built in a neo-traditional design model, and provides an example of a New Urbanism-style development within the city. New Urbanism features include roadways designed to encourage pedestrian use, houses situated closer to the street to encourage interaction among residents, vehicular traffic that is dispersed throughout the neighbourhood, and a Towne Square to provide the foci for the community.

The neighbourhood began developing in the late 1990s, and development continued into the 2000s. Residential units in Terwillegar Towne are found within single and semi-detached homes, row houses and apartment-style buildings. Commercial space is provided in the town centre, located along Terwillegar Boulevard on both sides of Towne Centre Boulevard. Two school sites have been provided in Terwillegar Towne. One site is located adjacent to the town centre east of Towne Centre Boulevard and the other is located on the western side of the boulevard in roughly the centre of the neighbourhood. The Leger Transit Centre is located on the northern edge of the neighbourhood along 23rd Avenue, which is also where the new Southwest Recreation Centre is located.

Terwillegar Towne was named in honour of Dr. Norman L. Terwillegar (1884-1948). Dr. Terwillegar was a pioneer, a surgeon, and a local property owner in the area for many years. Terwillegar practiced medicine in the Edmonton area between 1912 and 1947 and was on staff at the Royal Alexandra Hospital for over 35 years. He also served as president of the Alberta Division of the Canadian Medical Association as well as for the Edmonton Academy of Medicine.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	550	575	1,125	18	12
10-19	385	390	775	12	11
20-29	385	375	760	12	18
30-39	615	700	1,315	21	15
40-49	500	520	1,020	16	14
50-59	265	275	540	9	14
60-69	135	130	265	4	8
70+	165	300	465	7	8
Total	**3,000**	**3,265**	**6,265**	**100**	**100**

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	2,815	59	45
Common-Law	290	6	9
Single (Never Legally Married)	1,085	23	32
Separated	115	2	2
Divorced	185	4	7
Widowed	245	5	5
Total	**4,735**	**100**	**100**

Family Households

Family Type	Households	% of Total	City %
Married Couples	1,335	-	-
Without Children at Home	395	24	29
With Children at Home	940	57	40
Common-Law Couples	145	-	-
Without Children at Home	95	6	9
With Children at Home	50	3	4
Total Lone-Parent Families	175	-	-
Female Parent	140	8	14
Male Parent	35	2	4
Total	**1,655**	**100**	**100**

Household Size

People Per Household	Households	% of Total	City %
1 Person	335	16	29
2 People	565	28	33
3 People	390	19	16
4 People	510	25	14
5 People	165	8	5
6 or More	75	4	3
Total	**2,040**	**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	75	4	5
$10,000 to $19,999	0	0	6
$20,000 to $29,999	15	1	7
$30,000 to $39,999	35	2	8
$40,000 to $49,999	50	3	8
$50,000 to $59,999	140	7	8
$60,000 to $79,999	210	11	14
$80,000 to $99,999	205	11	12
$100,000 to $124,999	285	15	11
$125,000 to $149,999	275	14	7
$150,000 and Over	645	33	14
Total	**1,935**	**100**	**100**
Median Household Income	**$119,587**	**-**	**$72,248**
Average Household Income	**$136,782**	**-**	**$90,340**

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	420	10	18
High School Diploma or Equivalent	755	17	26
Apprenticeship or Trades Certificate or Diploma	230	5	9
College or Other Non-University Certificate or Diploma	730	17	18
University Certificate or Diploma Below Bachelor Level	230	5	5
University Certificate or Diploma at Bachelor Level or Above	1,955	45	24
Total	**4,320**	**100**	**100**

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	645	9	15
British Isle Origins	2,405	33	29
Other North American Origins (Includes Canadian)	1,205	17	15
French Origins	655	9	9
Aboriginal Origins	365	5	5
Latin, Central, and South American Origins	175	2	2
Caribbean Origins	40	1	1
South Asian Origins	510	7	6
West Central Asian and Middle Eastern Origins	130	2	3
East and Southeast Asian Origins	1,055	15	12
African Origins	55	1	3
Oceania Origins	0	0	0
Total	**7,240**	**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	2,690	52	53
Moved From Elsewhere in Edmonton	1,760	34	28
Moved From Elsewhere in Alberta	185	4	5
Moved From Elsewhere in Canada	215	4	7
Moved From Outside Canada	355	7	7
Total	**5,205**	**100**	**100**

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,465	72	51
Semi-Detached House, Duplex	145	7	7
Row House	385	19	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	40	2	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	**2,035**	**100**	**100**

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	0	0	18
1961-1980	0	0	35
1981-1990	0	0	15
1991-2000	335	17	11
2001-2005	1,085	56	11
2006-2011	525	27	10
Total	**1,945**	**100**	**100**

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	1,750	89	65
Renter Occupied	215	11	35
Total	**1,965**	**100**	**100**

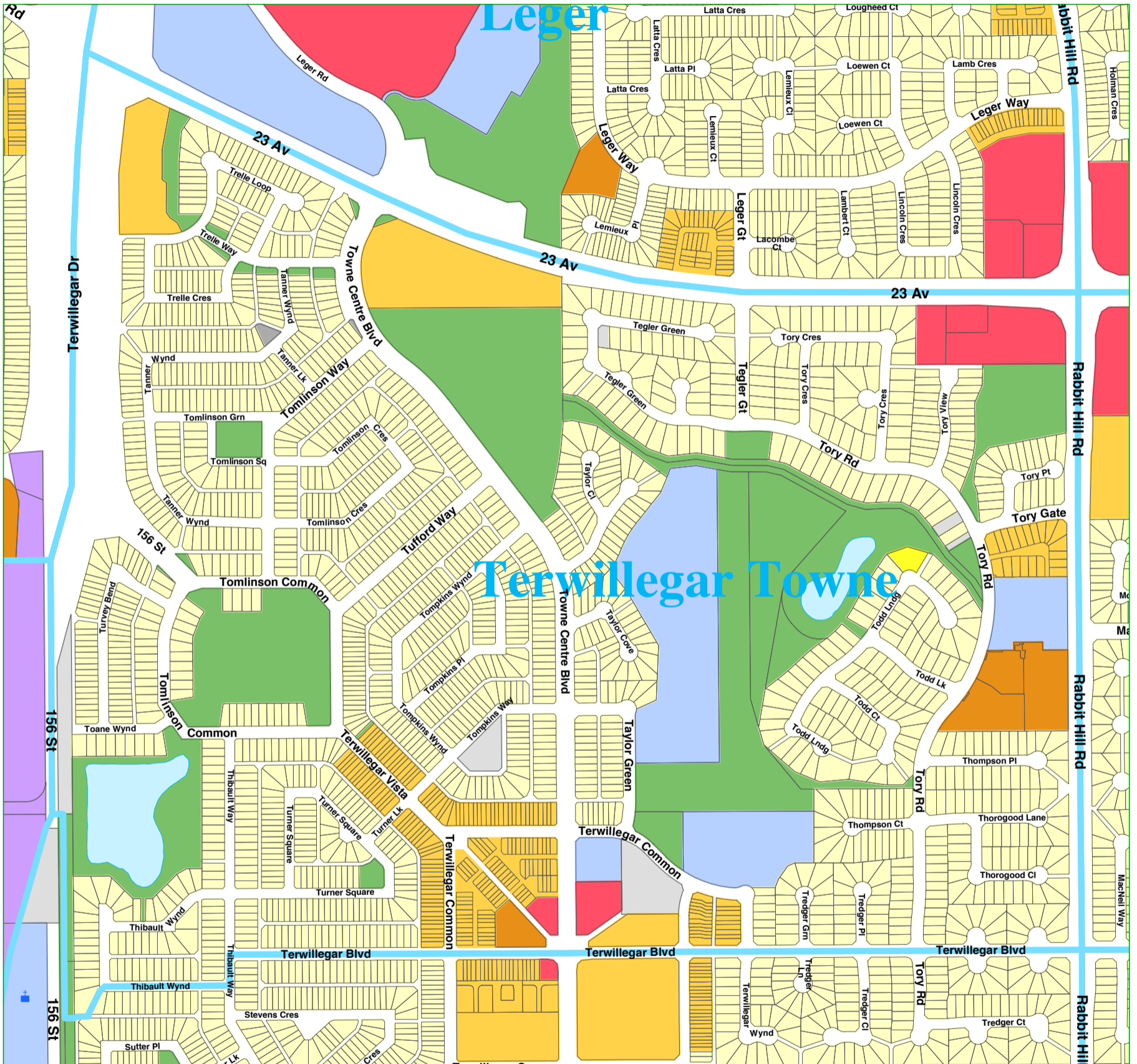## Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	2,500	82	72
Car, Truck, Van - as Passenger	185	6	6
Public Transit	240	8	15
Walked	55	2	5
Bicycle	20	1	1
Other Methods	35	1	1
Total	**3.035**	**100**	**100**

Source: 2011 Census of Canada, Statistics Canada   **Note: totals may not sum due to random rounding**

N

Leger

Terwillegar Towne

Streets and Places:

Rabbit Hill Rd, Leger Rd, 23 Av, Trelle Loop, Trelle Way, Trelle Cres, Terwillegar Dr, Tanner Wynd, Tanner, Wynd, Tanner Lk, Tomlinson Way, Tomlinson Grn, Tomlinson Sq, Tomlinson Cres, Towne Centre Blvd, 156 St, Tanner Wynd, Tomlinson Common, Tufford Way, Turvey Bend, Toane Wynd, Tomlinson Common, Thibault Way, Turner Square, Turner Lk, Terwillegar Vista, Turner Square, Terwillegar Common, Thibault Wynd, Thibault Wynd, Stevens Cres, Sutter Pl, Terwillegar Blvd, Latta Cres, Latta Pl, Latta Cres, Latta Cres, Lougheed Ct, Loewen Ct, Lamb Cres, Leger Way, Lemieux Ct, Lemieux Ct, Loewen Ct, Leger Way, Leger Gt, Lemieux Pl, Lemieux Pl, Lacombe Ct, Lambert Ct, Lincoln Cres, Lincoln Cres, Holman Cres, Lincoln Cres, Tegler Green, Tory Cres, Tegler Gt, Tegler Green, Tory Cres, Tory Cres, Tory View, Tory Cres, Taylor Ct, Tory Rd, Tory Pt, Tory Gate, Taylor Cove, Taylor Green, Todd Lndg, Tory Rd, Todd Lk, Todd Ct, Todd Lndg, Thompson Pl, Tory Rd, Thorogood Lane, Thompson Ct, Thorogood Cl, Tredger Grn, Tredger Pl, MacNeil Way, Tredger Lk, Tredger Ct, Terwillegar Wynd, Tory Rd, Tredger Ct, Rabbit Hill

Exisiting 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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SUSTAINABLE DEVELOPMENT