



NEIGHBOURHOOD DESCRIPTION

South Terwillegar is one of the seven neighbourhoods within the Terwillegar Heights Servicing Concept Design Brief (SCDB) and defines the southwestern limit of the plan area. The neighbourhood is bounded by Terwillegar Boulevard to the north, Rabbit Hill Road to the east, Anthony Henday Drive to the south and Terwillegar Drive to the west. The South Terwillegar Neighbourhood Structure Plan (NSP) was approved by Edmonton City Council in 2003 and construction of the new neighbourhood began shortly thereafter. Construction is still underway.

When the neighbourhood is complete, the residential mix will be approximately one quarter low density units, one half medium density units, and one quarter street-oriented units. Higher density housing is located along arterial roadways and adjacent to neighbourhood amenities. South Terwillegar extends the “traditional neighbourhood development pattern” from the Terwillegar Towne neighbourhood to the north. This means that streets are designed in a modified grid pattern and houses are designed to face the street with car parking located at the rear of buildings. A variety of open spaces and pedestrian linkages are provided throughout the neighbourhood, and connecting to Town Centre to the north.

South Terwillegar’s name reflects both its geographic location (in the southernmost portion of the Terwillegar Heights SCDB), and the Terwillegar surname, which was chosen 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	650	605	1,255	17	12
10-19	305	325	630	9	11
20-29	820	890	1,710	24	18
30-39	975	930	1,905	26	15
40-49	485	435	920	13	14
50-59	220	270	490	7	14
60-69	125	110	235	3	8
70+	55	65	120	2	8
Total	3,635	3,630	7,265	100	100

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	3,110	55	45
Common-Law	680	12	9
Single (Never Legally Married)	1,490	26	32
Separated	120	2	2
Divorced	200	4	7
Widowed	70	1	5
Total	5,670	100	100

Family Households

Family Type	Households	% of Total	City %
Married Couples	1,525	-	-
Without Children at Home	510	25	29
With Children at Home	1,015	49	40
Common-Law Couples	340	-	-
Without Children at Home	270	13	9
With Children at Home	70	3	4
Total Lone-Parent Families	205	-	-
Female Parent	165	8	14
Male Parent	40	2	4
Total	2,070	100	100

Household Size

People Per Household	Households	% of Total	City %
1 Person	625	22	29
2 People	985	34	33
3 People	595	21	16
4 People	460	16	14
5 People	150	5	5
6 or More	45	2	3
Total	2,860	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	80	3	5
\$10,000 to \$19,999	55	2	6
\$20,000 to \$29,999	65	2	7
\$30,000 to \$39,999	155	5	8
\$40,000 to \$49,999	200	7	8
\$50,000 to \$59,999	205	7	8
\$60,000 to \$79,999	320	11	14
\$80,000 to \$99,999	440	15	12
\$100,000 to \$124,999	475	16	11
\$125,000 to \$149,999	275	9	7
\$150,000 and Over	660	23	14
Total	2,930	100	100
Median Household Income	\$97,201	-	\$72,248
Average Household Income	\$110,467	-	\$90,340

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

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	415	7	18
High School Diploma or Equivalent	1,110	19	26
Apprenticeship or Trades Certificate or Diploma	365	6	9
College or Other Non-University Certificate or Diploma	1,155	20	18
University Certificate or Diploma Below Bachelor Level	405	7	5
University Certificate or Diploma at Bachelor Level or Above	2,345	40	24
Total	5,795	100	100

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	1,185	13	15
British Isle Origins	2,205	25	29
Other North American Origins (Includes Canadian)	1,110	12	15
French Origins	590	7	9
Aboriginal Origins	120	1	5
Latin, Central, and South American Origins	275	3	2
Caribbean Origins	95	1	1
South Asian Origins	850	9	6
West Central Asian and Middle Eastern Origins	235	3	3
East and Southeast Asian Origins	1,945	22	12
African Origins	340	4	3
Oceania Origins	25	0	0
Total	8,975	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	480	7	53
Moved From Elsewhere in Edmonton	4,165	62	28
Moved From Elsewhere in Alberta	455	7	5
Moved From Elsewhere in Canada	760	11	7
Moved From Outside Canada	805	12	7
Total	6,665	100	100

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	1,435	50	51
Semi-Detached House, Duplex	455	16	7
Row House	190	7	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	775	27	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	2,855	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	0	0	11
2001-2005	285	10	11
2006-2011	2,625	90	10
Total	2,910	100	100

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	2,415	82	65
Renter Occupied	515	18	35
Total	2,930	100	100

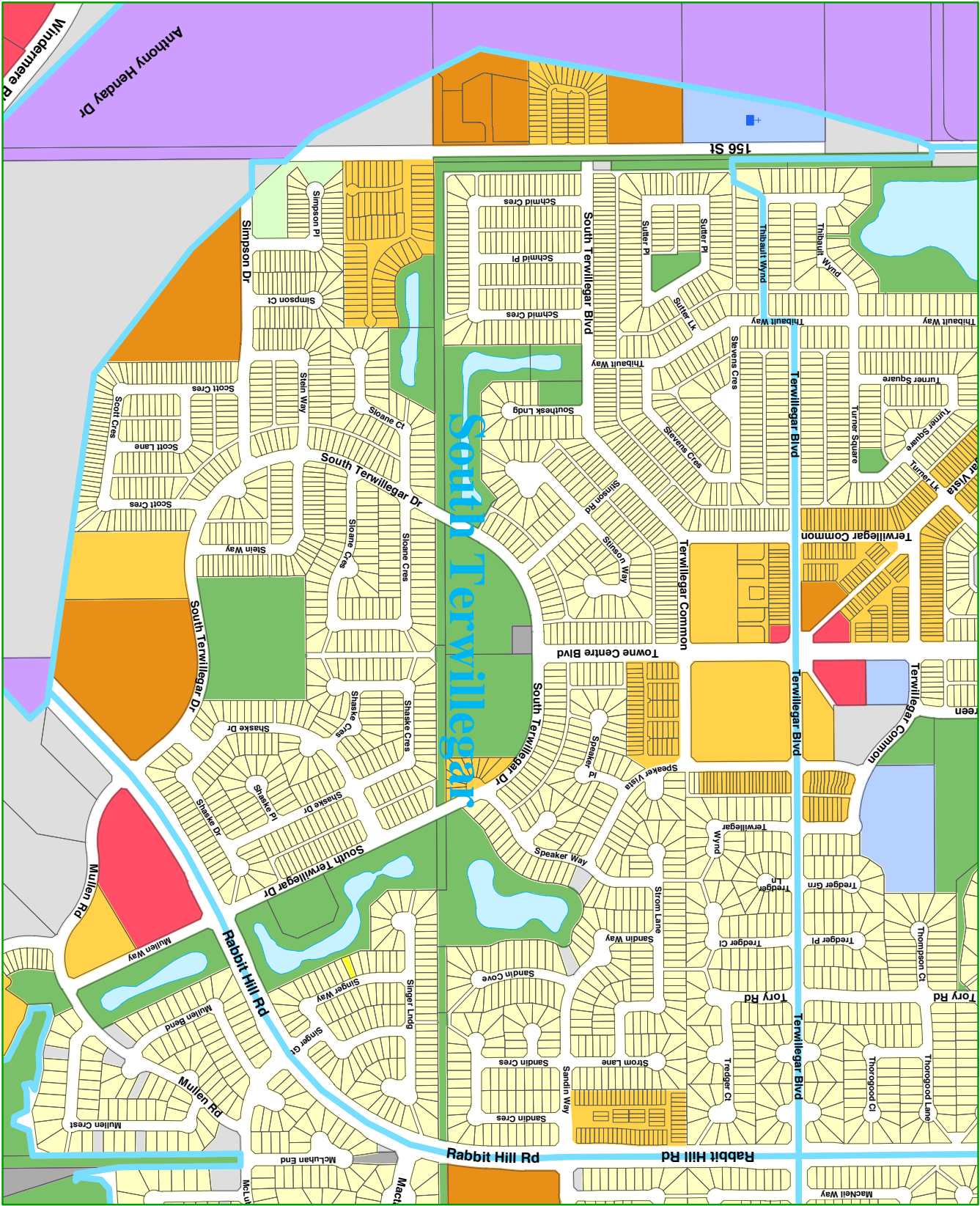
Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	3,650	83	72
Car, Truck, Van - as Passenger	180	4	6
Public Transit	515	12	15
Walked	0	0	5
Bicycle	25	1	1
Other Methods	45	1	1
Total	4,415	100	100

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

NEIGHBOURHOOD PROFILE
2014 NEIGHBOURHOOD EXISTING LAND USE
SOUTH TERWILLEGAR



- 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 |

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