

Mature Neighbourhood Reinvestment (2011)



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Introduction

The mature neighbourhood reinvestment analysis is undertaken annually based on residential building permits granted within Edmonton's mature neighbourhoods (see Table 1). Residential building permits are broadly divided into two categories: single-family permits and multi-family permits. Multi-family permits include semi-detached dwellings and duplexes, as well as low and high-rise apartments/condominiums; and single-family permits include secondary suites. The permits are analyzed by neighbourhood based on:

- the total number of residential permits granted;
- the number of permits for additions and interior/exterior alterations;
- the number of secondary suites;
- the number of net single family unit gain per neighbourhood (new units minus demolitions);
- the number of multi-family unit gain per neighbourhood (new units minus demolitions); and
- the estimated construction value for all residential projects for each neighbourhood and the total overall value for all mature neighbourhoods.

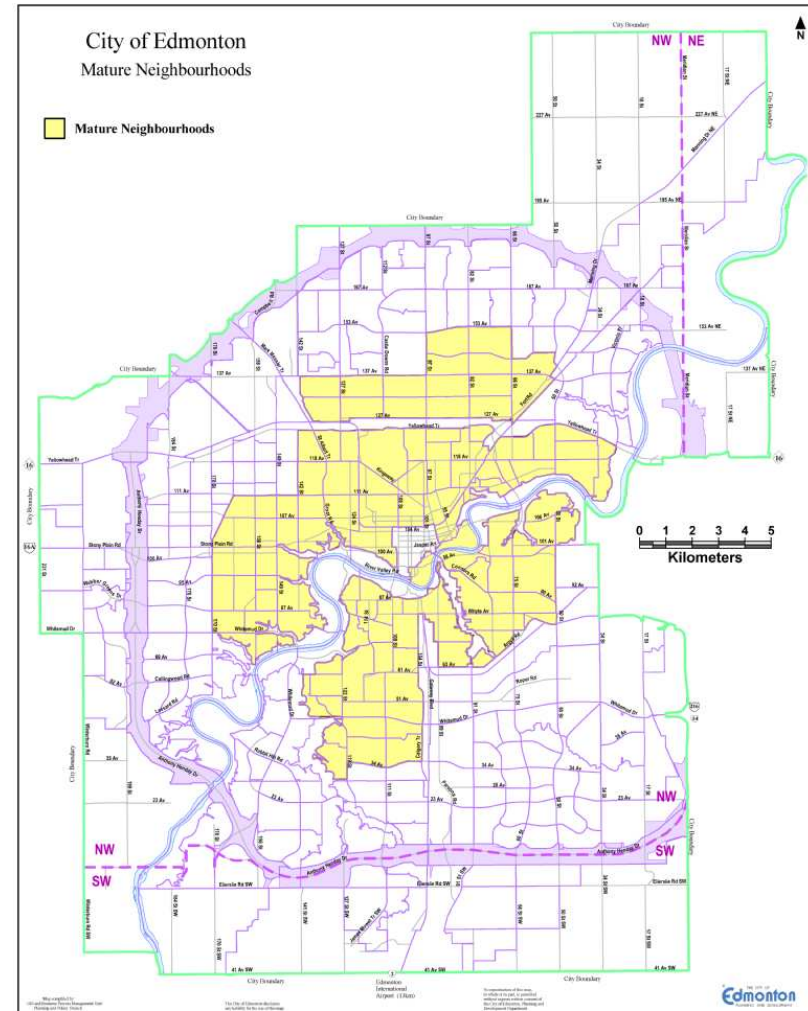
The Mature Neighbourhood Reinvestment report provides a picture of private investment into residential units in mature neighbourhoods. Detailed tables on 2011 permit data for each neighbourhood are provided in Appendix 1 (Tables 2-4).

Mature Neighbourhoods, defined

Mature neighbourhoods in Edmonton are generally those completed before 1970, the majority of which experienced their greatest growth in the post-WWII era. These neighbourhoods form a rough concentric oval around the city centre and are formally defined by the "Mature Neighbourhood Overlay" (MNO) (see Map 1). The Griesbach and Downtown neighbourhoods do not fall within the MNO but are considered mature neighbourhoods for the purpose of this analysis based on their central location and specific characteristics. There are 109 mature neighbourhoods in Edmonton out of a total of 264 residential neighbourhoods city-wide.

Map 1: Mature Neighbourhoods

Abbottsfeld	Alberta Avenue	Allendale	Argyll
Aspen Gardens	Athlone	Avonmore	Balwin
Beacon Heights	Belgravia	Bellevue	Belvedere
Bergman	Beverly Heights	Bonnie Doon	Boyle Street
Britannia Youngstown	Calder	Canora	Capilano
Central McDougall	Cloverdale	Crestwood	Cromdale
Delton	Delwood	Dovercourt	Downtown
Duggan	Eastwood	Elmwood	Elmwood Park
Empire Park	Evansdale	Forest Heights	Fulton Place
Garneau	Glengarry	Glenora	Glenwood
Grandview Heights	Gold Bar	Greenfield	Griesbach
Grovenor	Hazeldean	High Park	Highlands
Holyrood	Idylwyld	Inglewood	Jasper Park
Kenilworth	Kensington	Kildare	Kilkenny
King Edward Park	Killarney	Landsdowne	Lauderdale
Laurier Heights	Lendrum Place	Lynnwood	Malmö Plains
Mayfield	McCauley	McKernan	McQueen
Meadowlark Park	Montrose	Newton	North Glenora
Northmount	Oliver	Ottewell	Parkallen
Parkdale	Parkview	Patricia Heights	Pleasantview
Prince Charles	Prince Rupert	Queen Alexandra	Queen Mary Pk
Quesnell Heights	Rideau Park	Rio Terrace	Ritchie
Riverdale	Rossdale	Rossllyn	Royal Gardens
Rundle Heights	Sherbrooke	Sherwood	Spruce Avenue
Strathcona	Strathearn	Terrace Heights	Virginia Park
Wellington	West Jasper Place	West Meadowlark Pk	Westmount
Westbrook Estates	Westwood	Windsor Park	Woodcroft
York			

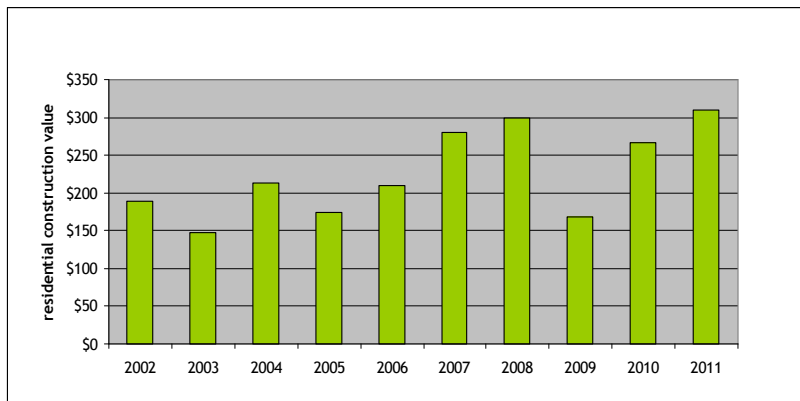


2011 Highlights

Construction Value

The value of residential construction in the mature neighbourhoods (including downtown) increased in 2011, up 16% to \$310 million (Figure 1). This is the highest the construction values have been in the last ten years. City-wide residential construction values also saw an increase of 4% in 2011. The percentage share of total residential construction cost increased in the mature neighbourhoods (including downtown) from 15% in 2010 to 17% in 2011.

Figure 1: Value of Residential Construction in Mature Neighbourhoods 2002-2011 (in millions)



In 2011, there were 2,602 permits issued for single-family valued at \$154 million (including Secondary Suites) and 326 permits issued for multi-family valued at \$156 million.

The construction value for new dwelling units (single and multi units) was \$274 million (88% of the total value), and the construction value for demolitions, additions, alterations, and other residential construction and repair activities was \$36 million (12% of total value) in 2011.

Nine permits issued in the mature neighbourhoods were valued over \$5 million, two of which were over \$15 million. These nine permits are for 736 new dwelling units in the mature neighbourhoods.

The value of construction in the downtown area decreased dramatically from \$56 million in 2010 to \$3.5 million in 2011. The Downtown had a total of 12 permits that went towards renovating existing buildings.

In 2011, neighbourhoods with the construction value of over \$4 million for single-family dwellings include (in order of highest to lowest construction value):

- Griesbach • Glenora • Strathcona • King Edward Park • Bonnie Doon • Crestwood • Alberta Avenue • Parkview • McKernan • Ritchie

Neighbourhoods with the total residential construction value over \$7 million for multi-family dwellings include (in order from highest to lowest construction value):

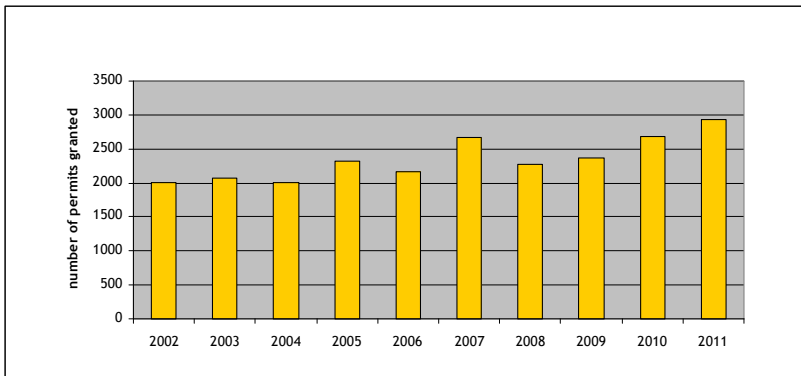
- Boyle Street • Griesbach • Rideau Park • Strathcona • Belvedere • Parkdale • Canora • McCauley • Gainer Industrial • Pleasantview

Number of Permits

The total number of residential building permits issued in mature neighbourhoods rose from 2,677 in 2010 to 2,928 in 2011 (Figure 2). This is the highest number of permits issued in the mature neighbourhood in the last ten years, followed closely by the number of permits issued in 2007 at 2,673. The average number of yearly residential building permits in the mature neighbourhoods over the last ten years is 2,295.

A large volume of residential building permits issued (77%) in the mature neighbourhoods were for alterations, additions and demolitions of existing structures. New dwelling units (including single, multi and secondary suites) accounted for 23% of the residential building permits issued.

Figure 2: Annual Number of Residential Construction Permits Granted in Mature Neighbourhoods



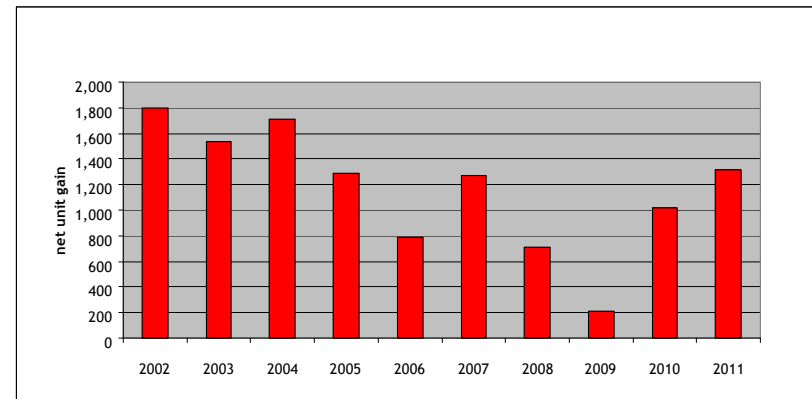
Unit Growth

Net unit growth in the mature neighbourhoods up in 2011 to 1,313 (permits were granted to build 1,755 new units and 442

units were demolished) from 1,021 in 2010 (see Figure 3). The highest net unit growth was 1,796 units in 2002, with the 10 year average at 1,165 units.

While the Downtown core experienced a dramatic drop in units from 337 in 2010 to 1 in 2011, other areas had significant gains that were not typical, including Boyle Street and Rideau Park, which gained 151 and 162 respectively. Griesbach had the highest number of new single-family units in the mature neighbourhoods with a net increase of 65 single-family units with most other neighbourhoods experiencing little change or a net loss of single-family units.

Figure 3: Net Unit Gain in Mature Neighbourhoods 2002-2011



While many mature neighbourhoods have not experienced a great change in the number of dwelling units, some neighbourhoods have had significant net unit gains and losses as shown in Figure 5.

Within the mature neighbourhoods, new dwelling construction continued to follow the trend of more multi-family units than

single-family units. In 2011, there were permits issued to construct 306 new single-family units while 336 single units were demolished, with a net loss of 30 single family units. On the other hand, permits were issued for 1,201 multi-family units while 106 units were demolished, representing a net gain of 1,095 multi-family units.

Figure 5: Net Unit Gain in 2011

NBHDs with highest net unit gain in 2011	
Rideau Park	162
Griesbach	155
Boyle Street	151
Parkdale	87
Gainer Industrial	82
Pleasantview	79
Strathcona	68
Belvedere	59
Canora	53
Rossllyn	51

NBHDs with lowest net unit gain in 2011	
Belgravia	-32
Central McDougall	-21
Cromdale	-13
Spruce Avenue	-9
Oliver	-5
Aspen Gardens	-1
Kenilworth	-1
Landsdowne	-1
Virginia Park	-1
Westbrook Estates	-1

Secondary Suites

In 2007 the Zoning Bylaw was amended to allow for Secondary Suites in single-family dwellings. In 2009 the Zoning Bylaw was further amended to allow for Garden and Garage Suites in restricted areas and only on lots that have a single-family dwelling. As a result, the number of permits issued for secondary suites within the City has grown significantly (Figure 4).

Secondary Suites are included under single-family permits and construction (Table 2) as they are only allowed in single-family homes or lots that have a single-family dwelling.

In 2011, permits were granted for 248 Secondary suites in the mature neighbourhoods, up from 209 (19% increase). These permits included the addition of secondary suites to both new construction (single-family dwellings) and existing single-family dwellings. Secondary Suites made up 19% of all new dwelling units in the mature areas.

Figure 4: Secondary Suites 2008-2011

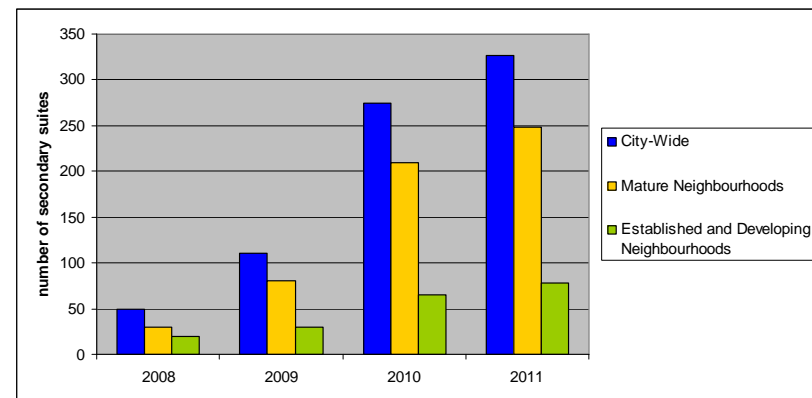


Table 1: Summary of Mature Neighbourhood Reinvestment 2011

Mature Neighbourhood Reinvestment 2011								
Total Residential Permits (Mature Neighbourhood Overlay plus Griesbach and Downtown neighbourhoods)								
	Construction Value	% Change in Value (2010 to 2011)	Number of New Units	% Change (2010 to 2011)	Units Demolished	Net Unit Gain	Number of Permits	% Change (2010 to 2011)
TOTAL EXCLUDING DOWNTOWN	\$306,292,422	45%	1,506	42%	-442	1,312	2,916	10%
TOTAL	\$309,754,263	16%	1,507	8%	-442	1,313	2,928	9%
SINGLE	\$153,824,274	20%	306	19%	-336	-30	2,602	8%
MULTI	\$155,929,989	13%	1,201	29%	-106	1,095	326	17%
Secondary Suites			248	19%		248		

Construction Value Summary (\$)	Construction Value	Percentage Share
Residential permits in mature neighbourhoods as a % of city-wide residential permits, excluding Downtown	\$306,292,422	17%
Downtown residential permits as a % of city-wide res permits	\$3,461,841	0.2%
Residential permits in developing and established neighbourhoods (suburban) as a % of city-wide residential permits	\$1,529,953,727	83%
City-wide residential permit value	\$1,839,707,990	100%

Dwelling Unit Summary	Dwelling Units	Percentage Share
Dwelling units in mature neighbourhoods as a % of city-wide dwelling units, excluding Downtown	1,312	19%
Downtown dwelling units as a % of city-wide res permits	1	0.01%
Dwelling units in developing and established neighbourhoods (suburban) as a % of city-wide dwelling units	5,708	81%
City-wide dwelling units	7,021	100%

Appendix 1: Detailed Neighbourhood Permit Data

Table 2 – 2011 Single-Family Building Permits and Construction by Neighbourhood

Table 3 – 2011 Multi-Family Building Permits and Construction by Neighbourhood

Table 4 – 2011 Total Construction Value and Net Unit Gain by Neighbourhood

Table 2: 2011 Single-Family Building Permits and Construction by Neighbourhood (A-D)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: New Minus Demolished	Number of Permits
Abbotsfield	-	-	-	-	-	-	-	-
Alberta Avenue	5,114,708	2	13	14	18	-16	2	104
Allendale	2,647,574	1	3	11	6	-12	-6	68
Argyll	250,695	2	3	3	-	-	-	10
Aspen Gardens	755,166	3	4	-	-	-1	-1	14
Athlone	439,197	1	1	3	1	-1	-	18
Avonmore	1,359,765	-	3	3	3	-2	1	26
Balwin	461,945	-	-	2	1	-3	-2	15
Beacon Heights	1,151,291	2	1	2	3	-2	1	24
Belgravia	2,895,083	1	1	-	5	-4	1	32
Bellevue	796,476	-	2	-	2	-2	-	11
Belvedere	870,045	1	7	2	3	-2	1	22
Bergman	217,976	-	1	1	1	-	1	5
Beverly Heights	100,468	-	5	2	-	-	-	13
Bonnie Doon	5,622,560	3	6	10	11	-19	-8	91
Boyle Street	138,754	-	2	-	-	-1	-1	6
Britannia Youngstown	295,612	-	2	1	-	-4	-4	25
Calder	810,682	-	3	2	2	-7	-5	31
Canora	197,008	2	-	2	-	-7	-7	26
Capilano	1,166,943	3	5	1	1	-	1	25
Central McDougall	223,224	-	1	-	1	-3	-2	8
Cloverdale	2,000	-	-	-	-	-	-	1
Crestwood	5,280,140	4	5	1	6	-3	3	32
Cromdale	794,880	-	-	-	2	-4	-2	9
Delton	596,956	-	-	1	2	-5	-3	26
Delwood	200,932	-	3	2	-	-	-	10
Dovercourt	101,782	1	-	2	-	-	-	10
Downtown	-	-	-	-	-	-	-	-
Duggan	107,110	1	2	3	-	-	-	12

...cont, **Table 2: 2011 Single-Family Building Permits and Construction by Neighbourhood (E-K)**

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: New Minus Demolished	Number of Permits
Eastwood	1,188,320	-	1	1	3	-6	-3	28
Elmwood	363,922	-	2	1	1	-1	-	7
Elmwood Park	28,530	-	-	-	-	-	-	7
Empire Park	-	-	-	-	-	-	-	-
Evansdale	56,046	-	4	-	-	-	-	9
Forest Heights	1,831,052	6	2	7	3	-5	-2	54
Fulton Place	101,507	-	6	1	-	-1	-1	15
Gainer Industrial	-	-	-	-	-	-	-	-
Garneau	1,396,798	3	3	5	2	-4	-2	34
Glengarry	5,060	-	-	-	-	-	-	1
Glenora	7,254,583	11	6	-	12	-10	2	63
Glenwood	975,023	1	6	4	2	-4	-2	33
Gold Bar	67,749	2	3	-	-	-	-	12
Grandview Heights	2,367,152	-	4	1	2	-2	-	11
Greenfield	188,319	4	5	2	-	-	-	17
Griesbach	23,360,737	-	4	-	65	-	65	131
Grovenor	2,976,462	1	5	1	7	-5	2	39
Hazeldean	2,756,410	4	2	5	6	-8	-2	42
High Park	118,429	1	2	1	-	-2	-2	16
Highlands	2,359,827	5	3	5	4	-2	2	29
Holyrood	2,781,751	1	10	3	5	-1	4	44
Idylwylde	191,053	1	1	5	-	-	-	9
Inglewood	519,373	1	5	4	-	-6	-6	40
Jasper Park	559,974	-	1	1	1	-2	-1	15
Kenilworth	156,400	2	1	2	-	-3	-3	12
Kensington	227,954	2	3	2	-	-	-	14
Kildare	-	-	-	-	-	-	-	-
Kilkenny	3,500	-	1	-	-	-	-	2
Killarney	118,312	-	-	3	-	-	-	8
King Edward Park	6,047,833	1	4	12	13	-16	-3	81

...cont, **Table 2: 2011 Single-Family Building Permits and Construction by Neighbourhood (L-Q)**

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: New Minus Demolished	Number of Permits
Landsdowne	472,868	1	-	-	1	-2	-1	7
Lauderdale	443,265	-	-	2	1	-	1	14
Laurier Heights	3,520,911	11	8	2	4	-3	1	41
Lendrum Place	575,710	2	-	1	1	-1	-	5
Lynnwood	118,272	1	1	1	-	-	-	7
Malmo Plains	138,160	2	4	1	-	-1	-1	9
Mayfield	129,046	1	1	-	-	-	-	13
McCauley	1,335,848	1	10	1	4	-8	-4	33
McKernan	4,537,979	3	3	8	8	-10	-2	60
McQueen	220,060	2	1	-	-	-	-	13
Meadowlark Park	134,355	-	4	2	-	-	-	16
Montrose	1,559,608	-	5	5	3	-3	-	24
Newton	344,739	2	2	2	1	-3	-2	20
North Glenora	824,004	2	1	3	2	-1	1	30
Northmount	37,282	-	2	-	-	-	-	2
Oliver	15,000	-	2	-	-	-	-	2
Ottewell	403,999	4	10	4	-	-	-	32
Parkallen	4,202,814	6	5	6	7	-7	-	51
Parkdale	1,528,793	4	10	6	3	-8	-5	52
Parkview	4,751,987	7	7	1	7	-6	1	62
Patricia Heights	554,510	1	3	-	-	-	-	8
Pleasantview	2,163,246	1	4	8	4	-4	-	33
Prince Charles	138,674	1	-	3	-	-2	-2	16
Prince Rupert	23,880	-	1	-	-	-	-	4
Queen Alexandra	1,448,511	3	2	4	4	-8	-4	40
Queen Mary Park	807,507	3	2	2	1	-2	-1	14
Quesnell Heights	613,100	1	1	-	1	-1	-	4

...cont, **Table 2: 2011 Single-Family Building Permits and Construction by Neighbourhood (R-Z)**

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: New Minus Demolished	Number of Permits
Rideau Park	30,000	1	-	-	-	-	-	1
Rio Terrace	305,408	2	1	-	-	-	-	8
Ritchie	4,538,441	2	3	12	10	-21	-11	83
Riverdale	2,407,107	3	6	1	4	-4	-	36
Rossdale	493,775	-	2	-	1	-1	-	6
Rossllyn	96,174	1	2	1	-	-	-	9
Royal Gardens	43,100	-	2	3	-	-	-	7
Rundle Heights	17,622	-	2	-	-	-	-	4
Sherbrooke	340,532	3	4	2	-	-2	-2	17
Sherwood	1,381,927	-	1	3	4	-1	3	17
Spruce Avenue	269,666	-	5	3	-	-12	-12	44
Strathcona	6,883,374	2	9	6	15	-20	-5	92
Strathearn	3,204,510	3	3	5	5	-4	1	26
Terrace Heights	898,030	1	1	2	2	-2	-	13
Virginia Park	558,920	2	1	-	1	-2	-1	8
Wellington	56,027	1	1	1	-	-	-	9
West Jasper Place	3,104,894	2	1	2	8	-3	5	23
West Meadowlark Park	92,270	-	5	1	-	-	-	8
Westbrook Estates	1,002,371	-	2	-	1	-2	-1	8
Westmount	2,753,985	8	4	5	4	-11	-7	77
Westwood	349,482	2	-	1	1	-1	-	7
Windsor Park	3,095,688	4	2	1	4	-4	-	25
Woodcroft	216,255	1	4	2	-	-	-	10
York	39,540	1	1	1	-	-	-	5
TOTAL	153,824,274	171	308	248	306	-336	-30	2,602

Total construction value and number of include all single family residential related activity including new garages and decks
 Number of additions refer to additions to residential buildings and do not include additions to accessory buildings (i.e. garages, greenhouses, etc.)
 Number of interior/exterior alterations refer to residential buildings and do not include alterations to accessory buildings (i.e. garages, greenhouses, etc.)

Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (A-D)

Neighbourhood	Total Construction Value	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: New Minus demolished	Number of Permits
Abbotsfield	-	-	-	-	-	-	-
Alberta Avenue	1,060,000	-	-	7	-	7	3
Allendale	1,589,000	-	2	8	-	8	6
Argyll	-	-	-	-	-	-	-
Aspen Gardens	-	-	-	-	-	-	-
Athlone	-	-	-	-	-	-	-
Avonmore	-	-	-	-	-	-	-
Balwin	219,000	-	-	2	-	2	1
Beacon Heights	967,000	-	1	6	-	6	3
Belgravia	680,000	-	-	2	-34	-32	7
Bellevue	-	-	-	-	-	-	-
Belvedere	9,317,200	-	3	56	-	56	4
Bergman	3,044,000	-	24	18	-	18	33
Beverly Heights	8,000	-	1	-	-	-	2
Bonnie Doon	2,378,000	-	3	12	-	12	8
Boyle Street	16,100,132	-	4	162	-10	152	8
Britannia Youngstown	1,443,000	-	1	17	-	17	7
Calder	1,540,100	-	2	10	-	10	8
Canora	7,978,451	-	6	58	-	58	19
Capilano	-	-	-	-	-	-	-
Central McDougall	561,000	-	-	3	-22	-19	6
Cloverdale	-	-	-	-	-	-	-
Crestwood	-	-	-	-	-	-	-
Cromdale	59,750	-	1	-	-11	-11	2
Delton	736,000	-	2	4	-	4	5
Delwood	-	-	-	-	-	-	-
Dovercourt	9,000	-	1	-	-	-	1
Downtown	3,461,841	-	12	1	-	1	12
Duggan	-	-	-	-	-	-	-

...cont, **Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (E-K)**

Neighbourhood	Total Construction Value	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: New Minus demolished	Number of Permits
Eastwood	2,366,000	-	-	13	-	13	7
Elmwood	1,000	-	1	-	-	-	1
Elmwood Park	756,825	-	-	4	-2	2	2
Empire Park	-	-	-	-	-	-	-
Evansdale	-	-	-	-	-	-	-
Forest Heights	954,600	-	1	6	-	6	4
Fulton Place	-	-	-	-	-	-	-
Gainer Industrial	7,315,000	-	-	82	-	82	1
Garneau	1,355,815	-	3	6	-	6	8
Glengarry	-	-	-	-	-	-	-
Glenora	-	-	-	-	-	-	-
Glenwood	595,000	-	-	11	-	11	3
Gold Bar	-	-	-	-	-	-	-
Grandview Heights	-	-	-	-	-	-	-
Greenfield	-	-	-	-	-	-	-
Griesbach	16,023,246	-	6	90	-	90	21
Grovenor	404,450	-	1	2	-	2	3
Hazeldean	789,000	-	3	6	-	6	7
High Park	350,000	-	-	2	-	2	1
Highlands	775,000	-	-	8	-	8	1
Holyrood	-	-	-	-	-	-	-
Idylwyld	-	-	-	-	-	-	-
Inglewood	1,471,275	-	2	9	-	9	6
Jasper Park	-	-	-	-	-	-	-
Kenilworth	-	-	-	-	-	-	-
Kensington	250,000	-	-	-	-2	-2	1
Kildare	-	-	-	-	-	-	-
Kilkenny	-	-	-	-	-	-	-
Killarney	-	-	-	-	-	-	-
King Edward Park	1,180,000	-	3	6	-	6	6

...cont, **Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (L-Q)**

Neighbourhood	Total Construction Value	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: New Minus demolished	Number of Permits
Landsdowne	-	-	-	-	-	-	-
Lauderdale	63,000	-	5	1	-	1	5
Laurier Heights	-	-	-	-	-	-	-
Lendrum Place	247,500	-	1	-	-	-	1
Lynnwood	21,000	-	1	-	-	-	1
Malmo Plains	195,000	-	1	-	-	-	1
Mayfield	-	-	-	-	-	-	-
McCauley	7,469,800	-	5	62	-18	44	10
McKernan	707,300	-	3	6	-	6	7
McQueen	-	-	-	-	-	-	-
Meadowlark Park	-	-	-	-	-	-	-
Montrose	1,223,000	-	-	8	-	8	4
Newton	412,000	-	-	3	-	3	1
North Glenora	-	-	-	-	-	-	-
Northmount	-	-	-	-	-	-	-
Oliver	2,717,410	-	18	2	-7	-5	23
Ottewell	-	-	-	-	-	-	-
Parkallen	-	-	-	-	-	-	-
Parkdale	8,333,794	-	1	86	-	86	7
Parkview	-	-	-	-	-	-	-
Patricia Heights	-	-	-	-	-	-	-
Pleasantview	7,075,000	-	1	72	-	72	3
Prince Charles	821,500	-	-	6	-	6	3
Prince Rupert	15,000	-	1	-	-	-	1
Queen Alexandra	640,000	1	4	4	-	4	7
Queen Mary Park	1,950,000	-	1	20	-	20	3
Quesnell Heights	-	-	-	-	-	-	-

...cont, **Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (R-Z)**

Neighbourhood	Total Construction Value	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: New Minus demolished	Number of Permits
Rideau Park	15,462,464	-	-	162	-	162	3
Rio Terrace	-	-	-	-	-	-	-
Ritchie	5,185,000	-	2	23	-	23	4
Riverdale	966,821	-	1	6	-	6	4
Rossdale	111,000	-	2	-	-	-	2
Rosslyn	5,000,000	-	-	50	-	50	2
Royal Gardens	25,000	-	1	1	-	1	1
Rundle Heights	-	-	-	-	-	-	-
Sherbrooke	-	-	-	-	-	-	-
Sherwood	-	-	-	-	-	-	-
Spruce Avenue	52,300	-	4	-	-	-	5
Strathcona	9,665,115	-	3	67	-	67	9
Strathearn	-	-	-	-	-	-	-
Terrace Heights	25,000	-	1	-	-	-	1
Virginia Park	-	-	-	-	-	-	-
Wellington	-	-	-	-	-	-	-
West Jasper Place	17,800	-	1	-	-	-	1
West Meadowlark Park	-	-	-	-	-	-	-
Westbrook Estates	150,000	-	1	-	-	-	1
Westmount	1,625,000	-	1	9	-	9	6
Westwood	10,000	-	-	2	-	2	2
Windsor Park	-	-	-	-	-	-	-
Woodcroft	-	-	-	-	-	-	-
York	4,500	-	1	-	-	-	1
TOTAL	155,929,989	2	143	1,201	-106	1,095	326

Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (A-D)

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Abbotsfield	-	-	-	-	-	-	-
Alberta Avenue	6,174,708	25	-16	9	14	23	107
Allendale	4,236,574	14	-12	2	11	13	74
Argyll	250,695	-	-	-	3	3	10
Aspen Gardens	755,166	-	-1	-1	-	-1	14
Athlone	439,197	1	-1	-	3	3	18
Avonmore	1,359,765	3	-2	1	3	4	26
Balwin	680,945	3	-3	-	2	2	16
Beacon Heights	2,118,291	9	-2	7	2	9	27
Belgravia	3,575,083	7	-38	-31	-	-31	39
Bellevue	796,476	2	-2	-	-	-	11
Belvedere	10,187,245	59	-2	57	2	59	26
Bergman	3,261,976	19	-	19	1	20	38
Beverly Heights	108,468	-	-	-	2	2	15
Bonnie Doon	8,000,560	23	-19	4	10	14	99
Boyle Street	16,238,886	162	-11	151	-	151	14
Britannia Youngstown	1,738,612	17	-4	13	1	14	32
Calder	2,350,782	12	-7	5	2	7	39
Canora	8,175,459	58	-7	51	2	53	45
Capilano	1,166,943	1	-	1	1	2	25
Central McDougall	784,224	4	-25	-21	-	-21	14
Cloverdale	2,000	-	-	-	-	0	1
Crestwood	5,280,140	6	-3	3	1	4	32
Cromdale	854,630	2	-15	-13	-	-13	11
Delton	1,332,956	6	-5	1	1	2	31
Delwood	200,932	-	-	-	2	2	10
Dovercourt	110,782	-	-	-	2	2	11
Downtown	3,461,841	1	-	1	-	1	12
Duggan	107,110	-	-	-	3	3	12

...cont, **Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (E-K)**

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Eastwood	3,554,320	16	-6	10	1	11	35
Elmwood	364,922	1	-1	-	1	1	8
Elmwood Park	785,355	4	-2	2	-	2	9
Empire Park	-	-	-	-	-	-	-
Evansdale	56,046	-	-	-	-	-	9
Forest Heights	2,785,652	9	-5	4	7	11	58
Fulton Place	101,507	-	-1	-1	1	-	15
Gainer Industrial	7,315,000	82	-	82	-	82	1
Garneau	2,752,613	8	-4	4	5	9	42
Glengarry	5,060	-	-	-	-	-	1
Glenora	7,254,583	12	-10	2	-	2	63
Glenwood	1,570,023	13	-4	9	4	13	36
Gold Bar	67,749	-	-	-	-	-	12
Grandview Heights	2,367,152	2	-2	-	1	1	11
Greenfield	188,319	-	-	-	2	2	17
Griesbach	39,383,983	155	-	155	-	155	152
Grovenor	3,380,912	9	-5	4	1	5	42
Hazeldean	3,545,410	12	-8	4	5	9	49
High Park	468,429	2	-2	-	1	1	17
Highlands	3,134,827	12	-2	10	5	15	30
Holyrood	2,781,751	5	-1	4	3	7	44
Idylwylde	191,053	-	-	-	5	5	9
Inglewood	1,990,648	9	-6	3	4	7	46
Jasper Park	559,974	1	-2	-1	1	-	15
Kenilworth	156,400	-	-3	-3	2	-1	12
Kensington	477,954	-	-2	-2	2	-	15
Kildare	-	-	-	-	-	-	-
Kilkenny	3,500	-	-	-	-	-	2
Killarney	118,312	-	-	-	3	3	8
King Edward Park	7,227,833	19	-16	3	12	15	87

...cont, **Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (L-Q)**

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolitioned	Number of Secondary Suites	Total Units	Number of Permits
Landsdowne	472,868	1	-2	-1	-	-1	7
Lauderdale	506,265	2	-	2	2	4	19
Laurier Heights	3,520,911	4	-3	1	2	3	41
Lendrum Place	823,210	1	-1	-	1	1	6
Lynnwood	139,272	-	-	-	1	1	8
Malmo Plains	333,160	-	-1	-1	1	-	10
Mayfield	129,046	-	-	-	-	-	13
McCaughey	8,805,648	66	-26	40	1	41	43
McKernan	5,245,279	14	-10	4	8	12	67
McQueen	220,060	-	-	-	-	-	13
Meadowlark Park	134,355	-	-	-	2	2	16
Montrose	2,782,608	11	-3	8	5	13	28
Newton	756,739	4	-3	1	2	3	21
North Glenora	824,004	2	-1	1	3	4	30
Northmount	37,282	-	-	-	-	-	2
Oliver	2,732,410	2	-7	-5	-	-5	25
Ottewell	403,999	-	-	-	4	4	32
Parkallen	4,202,814	7	-7	-	6	6	51
Parkdale	9,862,587	89	-8	81	6	87	59
Parkview	4,751,987	7	-6	1	1	2	62
Patricia Heights	554,510	-	-	-	-	-	8
Pleasantview	9,238,246	76	-4	72	8	80	36
Prince Charles	960,174	6	-2	4	3	7	19
Prince Rupert	38,880	-	-	-	-	-	5
Queen Alexandra	2,088,511	8	-8	-	4	4	47
Queen Mary Park	2,757,507	21	-2	19	2	21	17
Quesnell Heights	613,100	1	-1	-	-	-	4

...cont, **Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (R-Z)**

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Rideau Park	15,492,464	162	-	162	-	162	4
Rio Terrace	305,408	-	-	-	-	-	8
Ritchie	9,723,441	33	-21	12	12	24	87
Riverdale	3,373,928	10	-4	6	1	7	40
Rossdale	604,775	1	-1	-	-	-	8
Rossllyn	5,096,174	50	-	50	1	51	11
Royal Gardens	68,100	1	-	1	3	4	8
Rundle Heights	17,622	-	-	-	-	-	4
Sherbrooke	340,532	-	-2	-2	2	-	17
Sherwood	1,381,927	4	-1	3	3	6	17
Spruce Avenue	321,966	-	-12	-12	3	-9	49
Strathcona	16,548,489	82	-20	62	6	68	101
Strathearn	3,204,510	5	-4	1	5	6	26
Terrace Heights	923,030	2	-2	-	2	2	14
Virginia Park	558,920	1	-2	-1	-	-1	8
Wellington	56,027	-	-	-	1	1	9
West Jasper Place	3,122,694	8	-3	5	2	7	24
West Meadowlark Park	92,270	-	-	-	1	1	8
Westbrook Estates	1,152,371	1	-2	-1	-	-1	9
Westmount	4,378,985	13	-11	2	5	7	83
Westwood	359,482	3	-1	2	1	3	9
Windsor Park	3,095,688	4	-4	-	1	1	25
Woodcroft	216,255	-	-	-	2	2	10
York	44,040	-	-	-	1	1	6
TOTAL	309,754,263	1,507	-442	1,065	248	1,313	2,928