



2014

RESIDENTIAL
BUILDING
PERMITS &
ZONING

Edmonton

For more information contact growthanalysis@edmonton.ca

INTRODUCTION

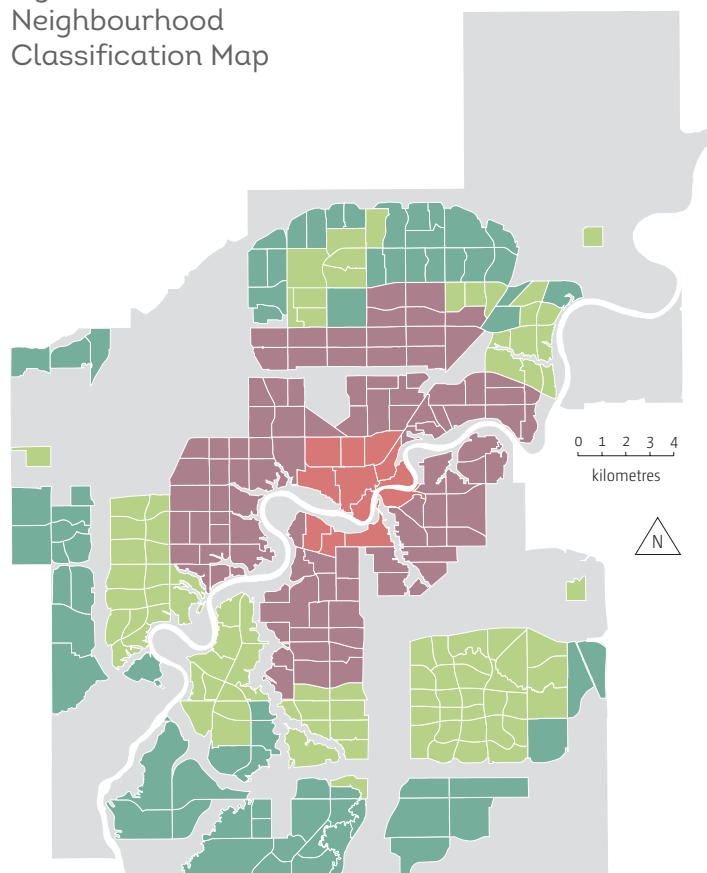
Zoning regulates the type of built form and activities that can occur on a site, and any building activity must meet zoning regulations. As a result, zoning and building activity are inherently linked. This report provides an overview of how zoning relates to residential construction activity, as assessed through a review of the distribution and number of building

permits, estimated construction costs, and dwelling unit gains. Understanding the way that different zones can shape the City's built form is an important part of monitoring current growth patterns and trends.

Zone descriptions are listed on page 11 of this report

Full regulations are available through the Zoning Bylaw, Bylaw 12800 at edmonton.ca/zoningbylaw

Figure 1
Neighbourhood
Classification Map



Core areas

Downtown and adjacent neighbourhoods

Mature areas

Neighbourhoods outside the core, generally completed prior to 1970

Established areas

Completed neighbourhoods, generally within the Anthony Henday Transportation Corridor

Developing areas

Currently developing and planned neighbourhoods where lot registration is not yet complete

a detailed map of neighbourhood name and type is available online at: edmonton.ca/growthanalysis

METHODOLOGY NOTES

Analysis was limited to residential building permits, and only zones where permits were issued have been included. Lots with multiple zones were excluded as unique regulations made grouping difficult. Zones where construction values were too low for meaningful analysis are not included in tables.

This is the second year that zoning information was added to the permits for analysis purpose. This year's analysis is a reflection of 2014's permitting and construction activities. Where possible, the comparison between 2013 and 2014 years has been made.

A full spreadsheet with all building permits and zones is available online at data.edmonton.ca

Information on residential building permits is available online at edmonton.ca/bylaws_licences/licences_permits/types-of-permits.aspx

NUMBER & DISTRIBUTION OF BUILDING PERMITS

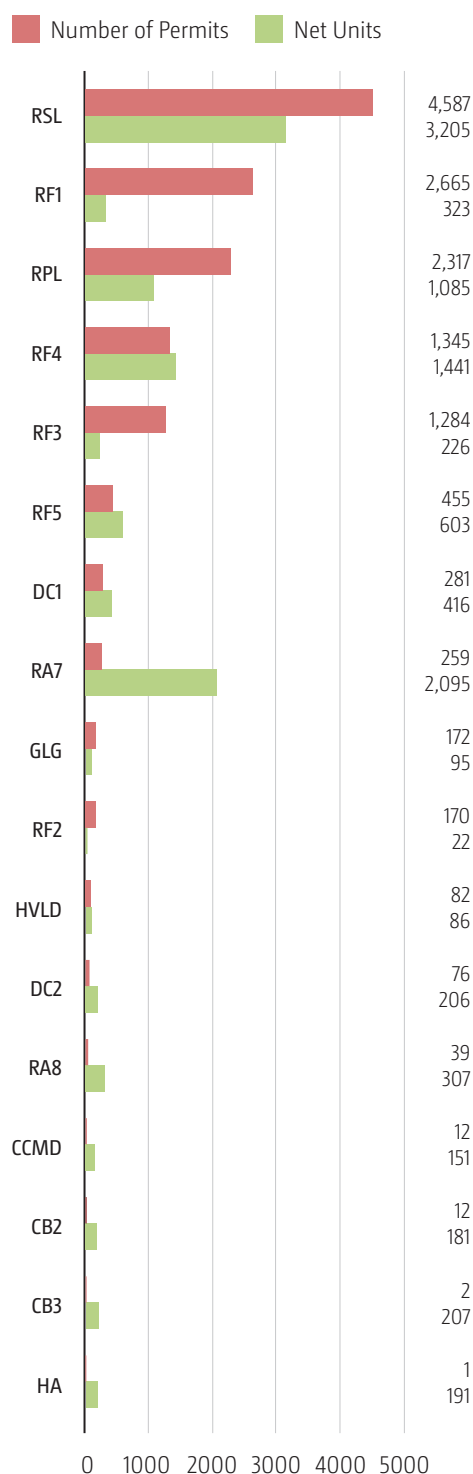
In 2014, the number of permits issued per zoning type varied widely (see table 1). In 2013, approximately one third (35%) of all permits were issued in the RSL zone, in 2014 approximately 33% were from this zone. For both years the majority of these were issued for new building construction. In 2013, the RF1 zone made up 20% of the permits issued, and in 2014, the RF1 zone made up 19% of permits.

The next most common permit zoning was the RPL zone (17%). These three zones, along with the RF4, and RF3 zones, accounted for 89% of all residential permits in 2014.

In 2014 there was a high level of activity in specialty zones and associated neighbourhoods such as GLG (*griesbach low density residential with garage suites*), HVLD (*special area heritage valley low density zone*), CCMD (*clareview campus medium density residential zone*). Due to the near completion of development in some of these neighbourhoods, it is not anticipated that these zones will experience the same rate of growth consistently. The CB2 and CB3 zones are standard commercial zones located throughout the city, while the HA zone is specific to downtown. This activity suggests a trend in mixed use with a commercial component.

For more information on Zoning & Permitting in 2013, please see the appendix of this document

Table 1
Citywide Zoning
With Associated
Permits & Net Units



CONSTRUCTION VALUE

Construction value is an estimated building cost, and is influenced by the type of building and by building materials. Construction values for new buildings tend to be higher than reinvestment construction activity, and construction values for apartment buildings, especially taller buildings that require concrete framing, are higher than for lower density buildings.

Zoning and construction value also indicate geographic differences within the city (*see tables 2-5*). For instance, the RSL and RPL zones are more common in developing areas, while the RF1 zone is more common in established and mature neighbourhoods, and permit activity reflects both these patterns. Mature neighbourhoods also have a relatively large proportion of RF3 zoning, and the larger proportion of RF3 zoned permits displays this.

In the established neighbourhoods, we see the inclusion of CS1 and CS3 zones that are regularly used for construction on surplus school sites.

Table 2
Construction Value:
Developing
Neighbourhoods by Zone

Summary Zoning	Total Construction Value (\$)
RSL	1,322,750,025
RPL	307,416,723
RF4	234,430,302
RA7	200,517,059
RF5	97,126,420
DC1	62,050,496
RF1	37,443,982
GLG	33,674,894
RA8	28,280,000
CCMD	17,047,500
RA7a	12,000,000
CB2	9,800,000
RA7g	8,391,456
UCRH	7,235,499
DC2	5,889,553
GHLD	3,871,870
RR	2,530,025
GLD	1,438,807
CB2	600,000
RF5g	351,524
RF6	330,399
TSLR	147,570
RPLt	90,338
RF4t	75,983
AG	23,000
TMU	23,000
CCLD	15,000
RF5t	15,000
RF3	9,154
CCSF	7,842
CSC	6,072
RF2	4,000
Total	2,422,886,630

Table 3
Construction Value:
Established
Neighbourhoods by Zone

Summary Zoning	Total Construction Value (\$)
RF1	18,474,709
DC2	17,551,636
RA7	11,296,952
CS1	7,003,500
RSL	6,469,653
CS3	5,646,842
RF4	4,261,201
RF3	3,721,000
RF5	2,001,935
RR	1,163,600
RA8	905,859
RA8h	900,252
RPL	785,702
RMH	451,327
TSLR	180,916
RPLt	82,397
TSDR	24,244
Total	80,921,725

Table 4
Construction Value:
Mature Neighbourhoods
by Zone

Summary Zoning	Total Construction Value (\$)
RF1	105,464,708
RF3	88,358,770
DC2	21,038,715
RA7	9,810,464
DC1	7,454,392
RF4	6,489,417
RA9	5,669,630
CB2	5,560,628
RF2	3,178,149
RF5	1,842,597
RSL	1,746,340
US	1,150,000
RA8	757,881
RF6	755,149
CB1	750,000
Total	260,026,842

Table 5
Construction Value:
Core Neighbourhoods
by Zone

Summary Zoning	Total Construction Value (\$)
HA	35,558,214
CB3	33,500,000
RF2	9,144,139
DC1	7,227,603
RA7	7,015,123
RF3	6,332,515
RA8	4,223,130
RA9	2,864,982
RF6	2,804,930
DC2	1,040,900
RPL	1,039,814
RF4	519,610
RF5	464,050
RMU	457,706
CCA	344,406
RF1	108,595
CMU	104,208
CB2	58,750
CB1	46,000
HDR	23,000
CNC	19,000
Total	180,096,674

Central core neighbourhoods have the most diverse mix of zoning, with a high proportion of permits issued within the HA (*heritage area zone*), CB3 (*commercial mixed business zone*) and RF2 (*low density infill zone*). There is also a high proportion of DC1 (*direct control zones which allow for detailed and sensitive controlled development to preserve unique character*), RA7 (*low rise apartment zone*) and RF3 (*small scale infill development*) which all reflect the built out nature of the Core neighbourhoods and the existing initiatives and redevelopment plans for revitalization in these neighbourhoods.

While construction value and zoning comparisons provides valuable data, a better indicator of how zoning relates to construction value is found in the average value per permit (*see table 6*).

Table 6
Average Value of Permit

Zoning	Total Construction Value (\$)	Number of Permits	Average Value of Permit
DC2	46,789,645	77	607,657,727
RA7a	12,000,000	2	6,000,000
CCMD	17047500	12	1,420,625
RA7g	8,391,456	7	1,198,779
US	1,150,000	1	1,150,000
RA8h	900,252	1	900,252
RA7	228,639,598	259	882,778
RA8	34,166,870	39	876,074
RMU	457,706	1	457,706
RA9	8,534,612	28	304,808
GHLD	3,871,870	13	297,836
RSL	1,331,729,058	4,587	290,327
DC1	76,763,770	281	273,181
HVLD	18426774	82	224,717
RF5	101,435,003	455	222,934
RR	4,219,998	19	222,105
GLG	33674894	172	195,784
RF4	245,709,639	1,345	182,684
RPL	309,242,238	2,317	133,467
RF6	3,894,979	36	108,194
RF3	98,421,439	1,284	76,652
RF2	12,326,288	170	72,508
GLD	1,438,807	20	71,940
RF1	164,335,655	2,665	61,664
RMH	451,327	50	9,026

Using average value per permit, the highest value zoning is DC2. There were 77 permits issued for this zone, at an average value of over 6 million. This zone is used for specific development cases where the mix of uses or type of development cannot be accommodated in a standard zone. Each zone is unique, with site specific development regulations to ensure a higher quality of design.

Close behind the DC2 zoning is the ambleside low rise apartment zone (*RA7a*) with two permits with an average value of 6 million. The *Ambleside Neighbourhood Structure Plan* was approved in 2005, with development beginning soon after and continuing today. This is followed by CCMD (*clareview campus medium density residential zone*), at \$1.42 million, and RA7g (*griesbach low rise apartment zone*) \$1.2 million. These types of zones generally provide the opportunity for higher density buildings, which may require more expensive concrete foundations, and more expensive building materials.

Of all the lower density zones, the RSL zone ranks the highest at \$290,000 per permit, which is likely a result of the relatively large amount of new construction activity (*over 70%*).

In 2014, the zoning with the lowest average value/permit were the RMH zone, with 50 permits at \$9,000 per permit, RFI at \$62,000 per permit, and GLD with \$72,000 per permit. These zones tend to have lower construction values because they have limited amounts of new building activity.

Table 7
Construction Value of Single Detached Homes by Zoning

	Number of Permits		Average (\$) Construction Value		Median (\$) Construction Value	
	2013	2014	2013	2014	2013	2014
RF1	194	229	511,958	524,653	493,620	507,395
RSL	2,761	3,082	424,928	426,633	417,810	420,470
RF2	13	19	399,950	395,621	408,880	422,000
RF3	98	93	384,033	379,178	396,625	395,200
RF4	21	25	361,796	413,342	327,370	419,900
RPL	831	1,058	281,547	285,189	279,110	283,860
Totals	3,918	4,506	397,382	404,103	393,680	408,137

CONSTRUCTION VALUE & SINGLE DETACHED HOMES

The primary standard zones that provide for single-detached housing are the RF1, RF2, RF3, RF4, RSL, and RPL zones. Comparing the construction value of building a new single-detached home across these zones provides a comparison of how zoning relates to construction value (see table 7).

Note that the construction value is the estimated building cost, and does not include lot value.

The RF1 zone has the highest value for single-detached construction, with an average value of \$524,653 (*up from 512,000 in 2013*) and slightly lower median value of \$507,395 (*up from 494,000 in 2013*). A higher average and lower median suggests that this zone has some permits with significantly higher values than the median.

The RPL zone had the lowest values for single-detached construction, with an average value of \$285,489 (*up from 282,000 in 2013*) and median value of \$283,860 (*up from 279,000 in 2013*). The RPL zone provides for smaller lots and zero-lot lines, so the lower construction value may reflect the smaller size of homes built within this zone.

Permits are required at different stages of development and construction. Types of permits are varied and many, and include those required for construction, additions and demolitions. In some cases, permits are also required for interior and exterior alterations (*please refer to Bylaws and Licenses for more information on permitting*). For this reason, in some cases there will be more permits generated for a property than number of dwelling units. An example of this occurs in the RSL zone (*residential small lot zone*) as seen in Table 8.

Averaging the units gained over the number of permits issued for new units, RFI produced the fewest units, with a low permit/unit ratio.

The permits that generate the most units exist in specialty zones such as CB2, CB3 and HA (*see zone definitions for more information*), where larger apartment style buildings tend to be constructed.

Table 8
Average Unit Gains by Zoning

	Number of Permits	Dwelling Units	Unit/Permit ratio
HA	1	191	191.00
CB3	2	207	103.50
CB2	12	181	15.08
RA7	259	2,114	8.16
RA8	39	314	8.05
CCMD	12	86	7.17
DC2	76	212	2.79
DC1	281	438	1.56
RF5	455	604	1.33
RF4	1,345	1,453	1.08
HVLD	82	86	1.05
RSL	4,587	3,210	0.70
GLG	172	95	0.55
RPL	2,317	1,086	0.47
RF3	1,284	463	0.36
RF2	170	52	0.31
RF1	2,665	499	0.19

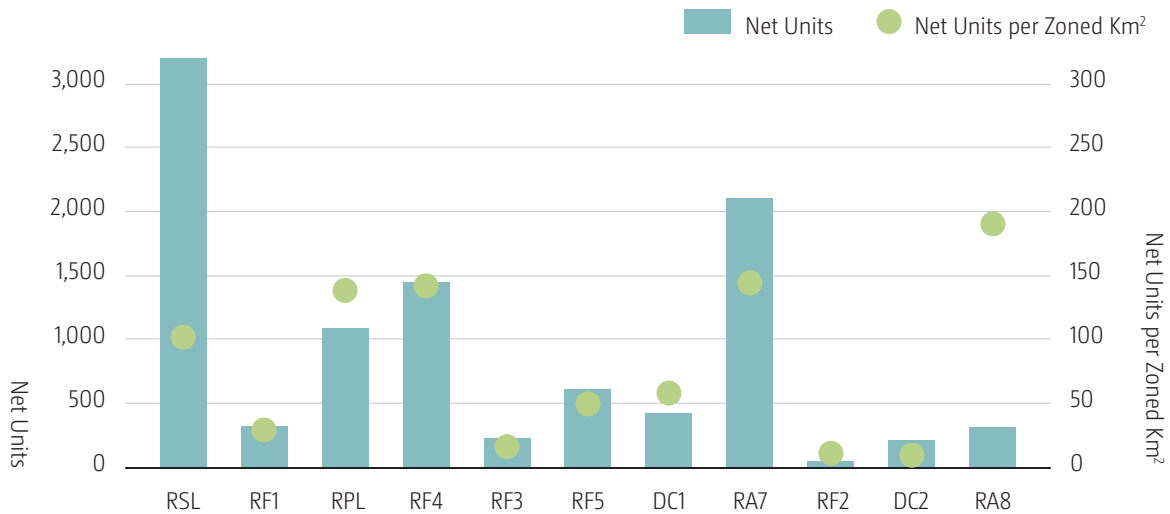
Table 9
Unit Gains by Zoning & Building Type

	Unit Gains	Unit Losses	Net Units	Single Secondary Suites (SS)	Garage Suites	Single- detached (not incl. SS)	Semi- Detached Units (2 per structure)	Row Housing Units <5	Row Housing Units 5+	Apartment Units <5	Apartment Units 5+
RSL	3,210	-5	3,205	76	1	3,082	0	0	0	0	0
RA7	2,114	-19	2,095	0	0	3	28	67	314	0	1,687
RF4	1,453	-12	1,441	7	0	25	1410	3	0	0	0
RPL	1,086	-1	1,085	10	1	1,058	0	0	0	0	0
RF5	604	-1	603	0	0	9	210	343	25	0	0
DC1	438	-22	416	0	0	125	22	0	33	0	255
RF1	499	-176	323	33	8	229	16	0	0	0	0
RA8	314	-7	307	1	1	1	2	0	0	0	307
RF3	463	-237	226	21	4	93	212	74	0	0	0
DC2	212	-6	206	0	0	14	0	12	0	0	186
CCMD	151	0	151	0	0	0	0	3	64	0	84
GLG	95	0	95	2	4	89	0	0	0	0	0
RA7a	90	0	90	0	0	0	0	0	0	0	90
HVLD	86	0	86	0	0	40	46	0	0	0	0
RF2	52	-30	22	3	1	19	22	0	0	0	0
Total	10,867	-516	10,351	153	20	4,787	1968	502	436	0	2,609

Of all zones, the RSL zone experienced the highest total unit gains and net unit growth, with 3205 net units in 2014 (*see table 9*). This was followed by the RA7, RF4 and RPL zones, which both had a large number of unit gains and net units. Most of the net gains in the RSL, RA7, RF4 and RPL zones were in developing areas. Within mature and established neighbourhoods, the RF1 and RF3 zones had the largest unit gains, although these were partially offset by losses through demolition, and net gains were lower.

Most building types were built in corresponding zones (*see table 9*). Apartment units were primarily built in the higher density RA7, RA8, CCMD, DC1, DC2. Single-detached homes were most common in the low density RSL, RPL, and RF1 zones. Duplexes and semi-detached homes were most common in the RF4, RF3, and RF5 zones. Row housing was split between the RA7 and RF5 zones, with smaller complexes (*less than 5 units*) occurring in the RF5 zone and larger complexes occurring in the RA7 zone.

Figure 2
Net Units & Net Units Per Zoned Km²



It is not surprising that the majority of our unit gains occur in the developing neighbourhoods. These neighbourhoods tend to be in the beginning stages of their development and lifecycle's where growth is significant and concentrated. Redevelopment occurring within neighbourhoods constructed prior to the 1970's (*established neighbourhoods, mature neighbourhoods, and core neighbourhoods*), is broader in type and form.

Averaging the number of net units over the total amount of each type of zoned land showed different patterns (*see table – new units and net units per zoned km*). On an averaged basis, the higher density RA8, RA7, and RF4 zones had the highest unit gains per zoned square kilometer. RF1, DC2 and RF2 had the lowest net units per zoned kilometer, potentially the result of their location in core, mature and established areas which experience less construction.

ZONING DEFINITIONS

RF1 - Single Detached Residential Zone

This zone provides the opportunity for single family housing.

RF2 - Low Density Infill Zone

This zone provides the opportunity for retaining single family housing, while allowing some duplex development.

RF3 - Small Scale Infill Development Zone

This zone provides the opportunity for single family and duplex housing while allowing some apartment or row housing with up to four units.

RSL - Residential Small Lot Zone

This zone provides the opportunity for single family housing with attached garages on smaller lots.

RPL - Planned Lot Residential Zone

This zone provides the opportunity for single family housing on smaller lots and accessed by a rear lane.

RF4 - Semi-Detached Zone

This zone provides the opportunity for primarily semi-detached and duplex housing.

RF5 - Row Housing Zone

This zone provides the opportunity for relatively low to medium density housing, such as row houses or town houses.

RF6 - Medium Density Multiple Family Zone

This zone provides the opportunity for medium density housing, such as row houses or town houses that may have separate second storey units.

RA7 - Low Rise Apartment Zone

This zone provides the opportunity for low rise apartment buildings up to four storeys.

RA8 - Medium Rise Apartment Zone

This zone provides the opportunity for medium rise apartment buildings up to six storeys in height.

RA9 - High Rise Apartment Zone

This zone provides the opportunity for high rise apartment buildings.

RR - Rural Residential Zone

This zone provides the opportunity for permanent single family residential development in a rural setting.

RMH - Mobile Home Zone

This zone provides the opportunity for mobile homes developed within a mobile home park or subdivision.

UCRH - Urban Character Row Housing Zone

This zone provides for medium density row housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater height, orientation to a public street, and greater attention to architectural detail. This zone is intended as a transition zone between low and higher density housing.

DC1 - Direct Development Control Provision

This zone provides the opportunity for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land. This zone is used to establish, preserve or enhance areas of unique character or environmental concern, or areas of special interest as designated under the *Historical Resources Act*.

DC2 - Site Specific

Development Control Provision

This zone provides the opportunity for direct control over a specific proposed development where the proposed mix of uses or the development regulations cannot be accommodated in a standard zone.

Non-residential

This is a collection of all non-residential zones, and includes commercial, industrial, urban service, and agricultural and reserve zones. Residential development tends to be limited in these zones as it is not their primary purpose.

CB3 – Commercial Mixed Business Zone

This zone is mixed use that provides for arrangement of medium intensity commercial uses as well as enhance opportunities for residential development in locations near high capacity transportation nodes.

CB2 – General Business Zones

This zone permits apartments while providing for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.

CB1- Low Intensity Business Zones

The purpose of this zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

CNC – Neighbourhood

Convenience Commercial Zone

The purpose of this zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

DOWNTOWN SPECIALTY ZONES

HA – Heritage Area Zone

This zone establishes a special heritage character, in which the existing concentration of historical resources shall be preserved, rehabilitated and reused. Apartments are permitted in this zone.

RMU - Residential Mixed Use

The purpose of this zone is to provide for primarily medium to high density residential mixed-use developments, with limited commercial, institutional, office and service uses distributed on-site in a manner sensitive to the street environment and adjacent residential areas.

HDR – High Density Residential Zone

The purpose of this zone is to accommodate high density housing with minor local commercial uses in a predominantly residential environment and to support the concept of a livable urban village with a strong sense of identity and place, where community activities and amenities are focused on a neighbourhood main street.

CCA – Core Commercial Arts Zone

The purpose of this zone is to provide a zone for a variety of high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment uses and meet the land use objectives for the Commercial-Cultural Core.

CMU – Commercial Mixed Use Zone

The purpose of this zone is to provide a zone for medium intensity development that accommodates a mix of predominantly commercial, office, institutional and business uses as a secondary office commercial area while emphasizing retail activities, entertainment and service uses at grade. The intent is to accommodate the existing commercial development west of 109 street; and to allow conversion to residential and related uses.

Full regulations are available through the Zoning Bylaw 1200 at edmonton.ca/zoningbylaw

APPENDIX

Construction Value by Zoning (2013)

	Number of Permits	Total Value (\$)	Average Value (\$)
RSL	3,971	1,187,000,000	299,000
RA7	262	284,000,000	1,085,000
RPL	1,795	240,000,000	134,000
RF4	1,036	179,000,000	173,000
RF1	2,251	133,000,000	59,000
DC2	78	102,000,000	1,313,000
DC1	199	94,000,000	474,000
RF3	1,158	88,000,000	76,000
RF5	379	78,000,000	205,000
RA9	30	32,000,000	1,077,000
RA8	18	26,000,000	1,426,000
Special Area Downtown	12	22,000,000	1,823,000
Non-residential	59	12,000,000	207,000
RF2	141	9,000,000	62,000
RR	28	5,000,000	174,000
RF6	37	4,000,000	109,000
UCRH	7	2,000,000	323,000
RMH	37	800,000	13,000
Total	11,498	2,497,000,000	217,000