



MATURE NEIGHBOURHOOD REINVESTMENT

2015



Edmonton

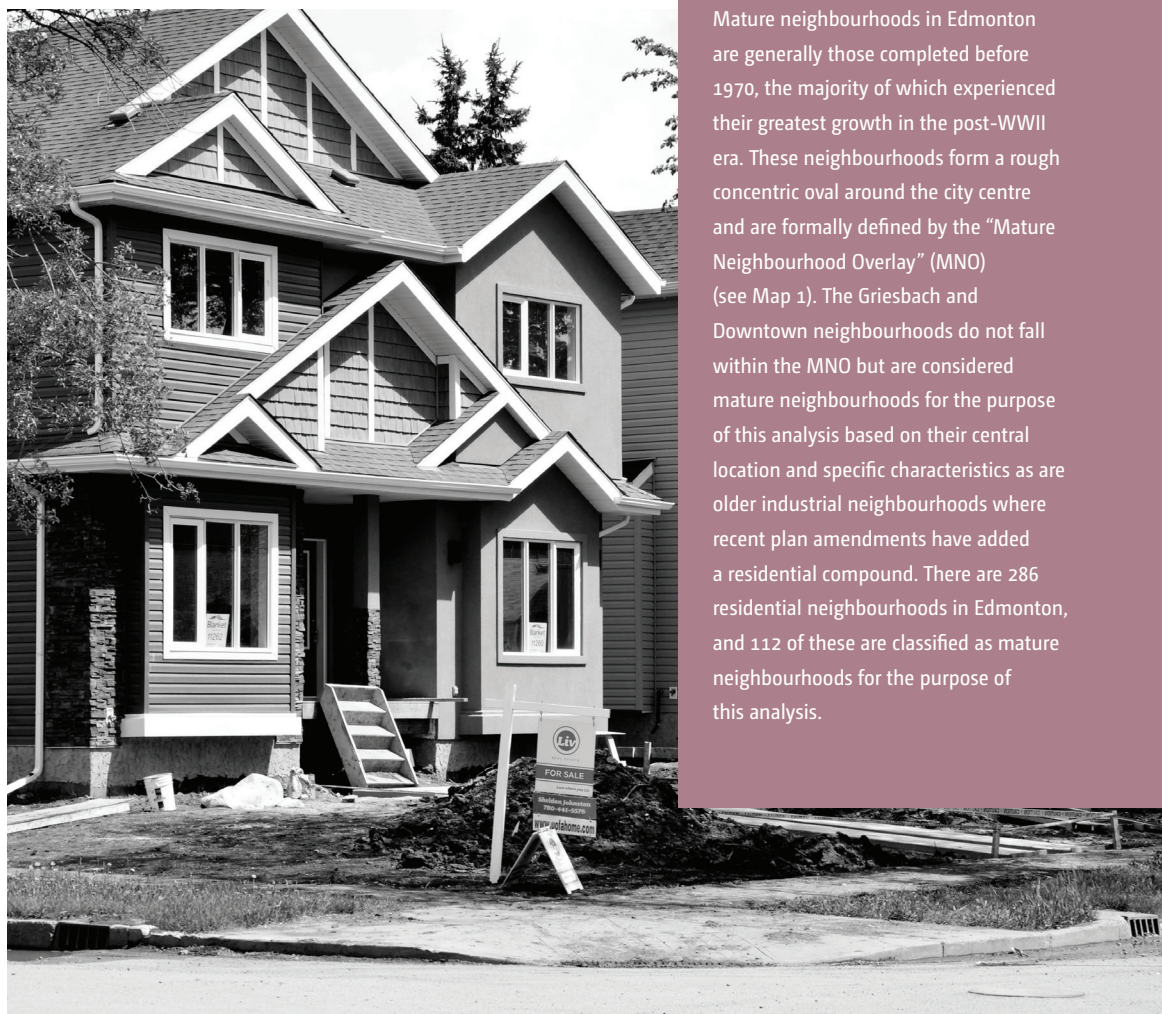
INTRODUCTION

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
- number of permits for additions and interior/exterior alterations
- number of secondary suites
- number of net single family unit gain per neighbourhood (new units minus demolitions)
- number of multi-family unit gain per neighbourhood (new units minus demolitions)
- estimated construction value for all residential projects in each neighbourhood and the 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 2015 permit data for each neighbourhood are provided online at:

www.edmonton.ca/growthanalysis



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 as are older industrial neighbourhoods where recent plan amendments have added a residential compound. There are 286 residential neighbourhoods in Edmonton, and 112 of these are classified as mature neighbourhoods for the purpose of this analysis.

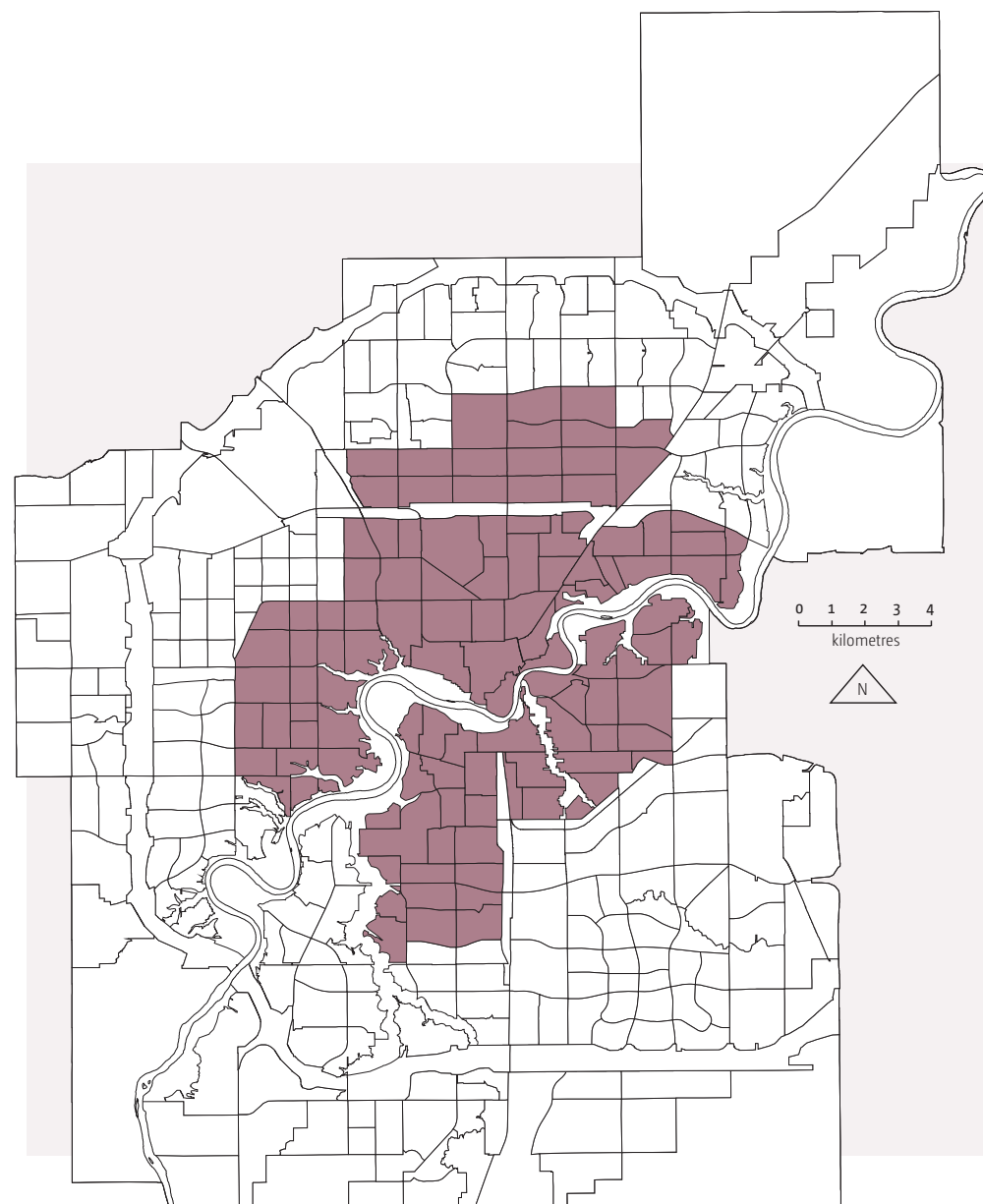
CITY OF EDMONTON MATURE REINVESTMENT NEIGHBOURHOODS

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

* Core Neighbourhoods / Griesbach are included based on their characteristics and central location.

** Gainer Industrial and CPR Irvine are industrial areas that have experienced residential development and are included based on their central location.

Note: Edmonton Municipal Airport/Blatchford does not yet have an approved Neighbourhood Structure Plan and has not yet begun work in a residential permitting capacity



2015 HIGHLIGHTS

Construction Value

The value of residential construction in the mature neighbourhoods (including downtown) decreased in 2015, down 6.7% to \$455 million (Figure 1). Conversely, city-wide residential construction values saw a 7% increase in value to approximately 3.19 billion dollars (in 2014, 2.98 billion dollars).

In 2015, in mature neighbourhoods, there were 3039 permits issued for single-family construction valued at \$162 million (including Secondary Suites), and 451 permits issued for multi-family construction valued at \$229 million. Of the total permits, two were valued at over \$30 million (In Downtown and in Oliver). These high-value permits account for 494 new dwelling units in the mature neighbourhoods.

The value of construction in the core neighbourhoods was 132 million in 2015. The core neighbourhoods had 264 permits issued accounting for 645 (52%) of the new dwelling units in the mature areas.

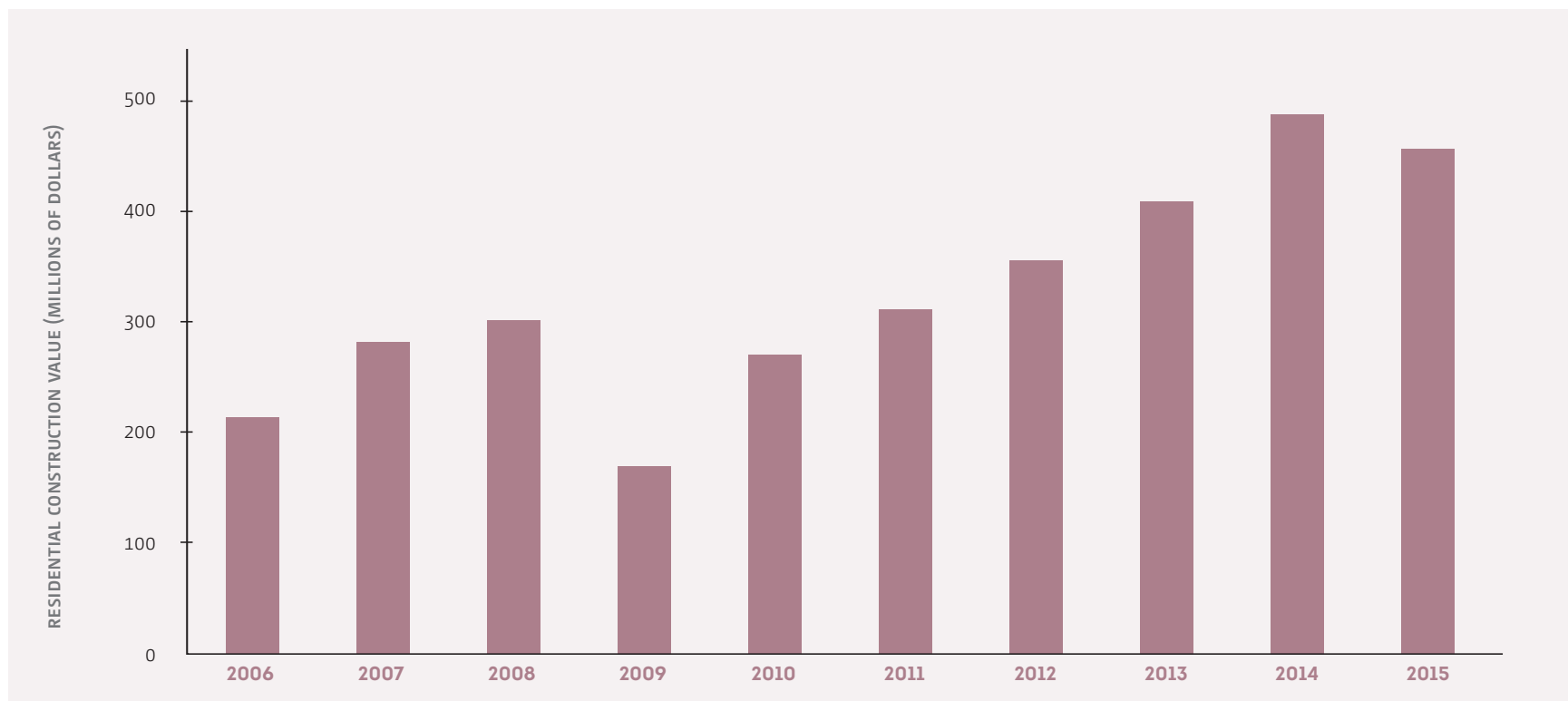


Figure 1: Value of Residential Construction in Mature Neighbourhoods 2006-2015 (in millions)

Number of Permits

The total number of residential building permits issued in mature neighbourhoods decreased from 3,902 in 2014 to 3,490 in 2015 (Figure 2). This is the second number of permits issued in mature neighbourhoods in the last ten years. The average number of yearly residential building permits in mature neighbourhoods over the last ten years is 2,960.

Permits for alterations, additions and demolitions of existing structures accounted for 79% of the residential permits. New dwelling units (including single, multi and secondary suites) accounted for 21% of residential building permits issued.

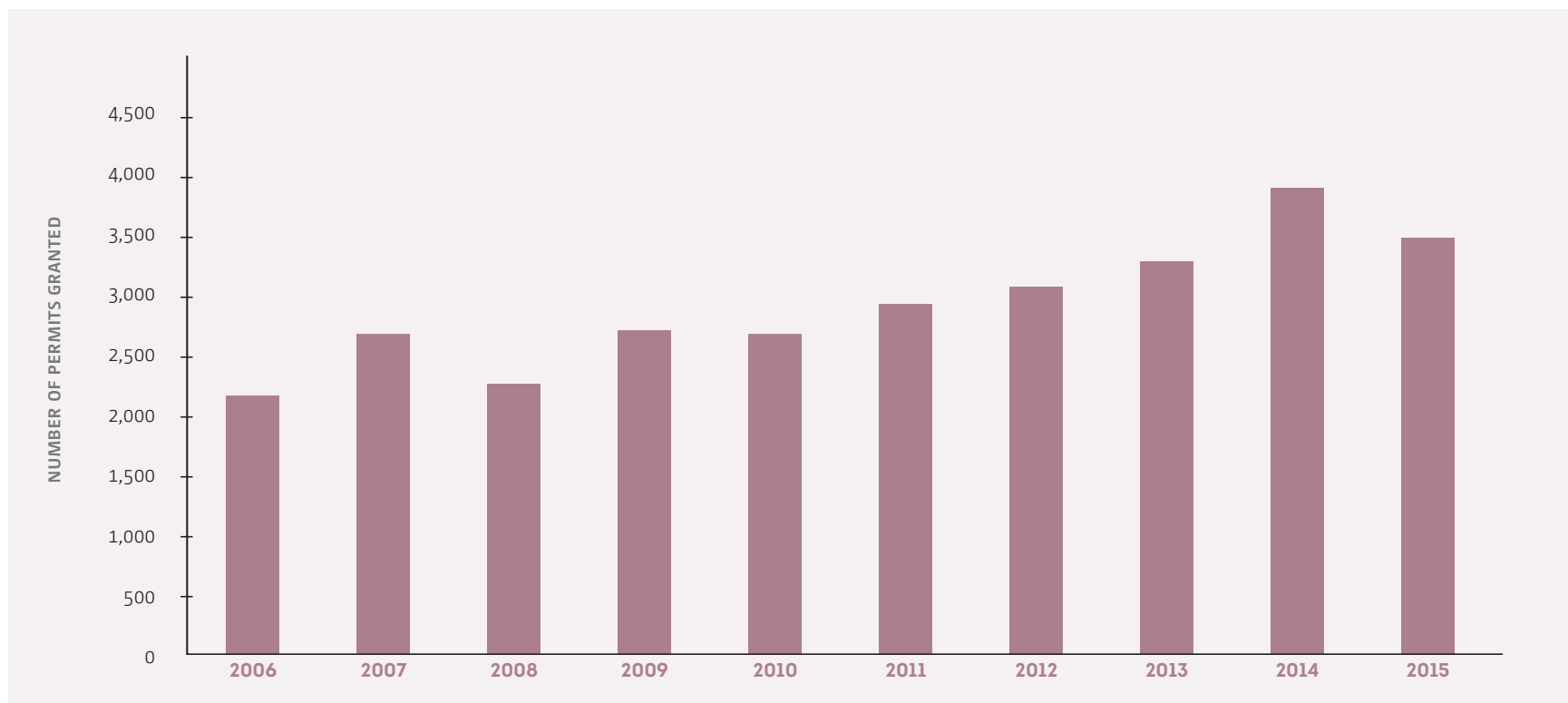


Figure 2: Number of Residential Construction Permits Granted in Mature Neighbourhoods 2006-2015

Unit Growth

Net unit growth in the mature neighbourhoods (including secondary suites) was down slightly in 2015 to 1701 (permits were granted to build 2,168 new units and 467 units were demolished) from 1,731 in 2014 (see Figure 3). The highest net unit growth in the last ten years was achieved in 2014 with 1731 units/year. The 2015 year is the second highest with 1701 units/year.

The core neighbourhoods saw 61% of all net unit gains in the mature area (with 645 units). The highest gains in mature and core neighbourhoods were in Griesbach (319 units), Oliver (279 units), Downtown (242) and Malmo Plains (110 units).

Within the mature neighbourhoods, new dwelling construction continued to follow the trend of more multi-family units than single-family units. In 2015, although permits were issued to construct 357 new single family units, 415 single family units were demolished, resulting in a net loss of 58 single family units.

Permits were also issued for 1,491 multi-family units, and only 36 units were demolished, representing a net gain of 1,455 multi-family units.

While many mature neighbourhoods have not experienced a notable change in the number of dwelling units, other mature neighbourhoods have had significant net unit gains and losses as shown in Table 1 & 2.

Table 1

NEIGHBOURHOODS WITH HIGHEST NET UNIT GAINS IN 2015	
Griesbach	319
Oliver	279
Downtown	242
Malmo Plains	110
Bonnie Doon	70
McCauley	68
Hazeldean	64
Strathcona	46
Forest Heights	37
Inglewood	32

Table 2

NEIGHBOURHOODS WITH LOWEST NET UNIT GAINS IN 2015	
Boyle Street	-14
Virginia Park	-14
Quesnell Heights	-1
Lansdowne	-1
Aspen Gardens	-1
Rosssdale	0
West Jasper Place	0
Strathearn	0

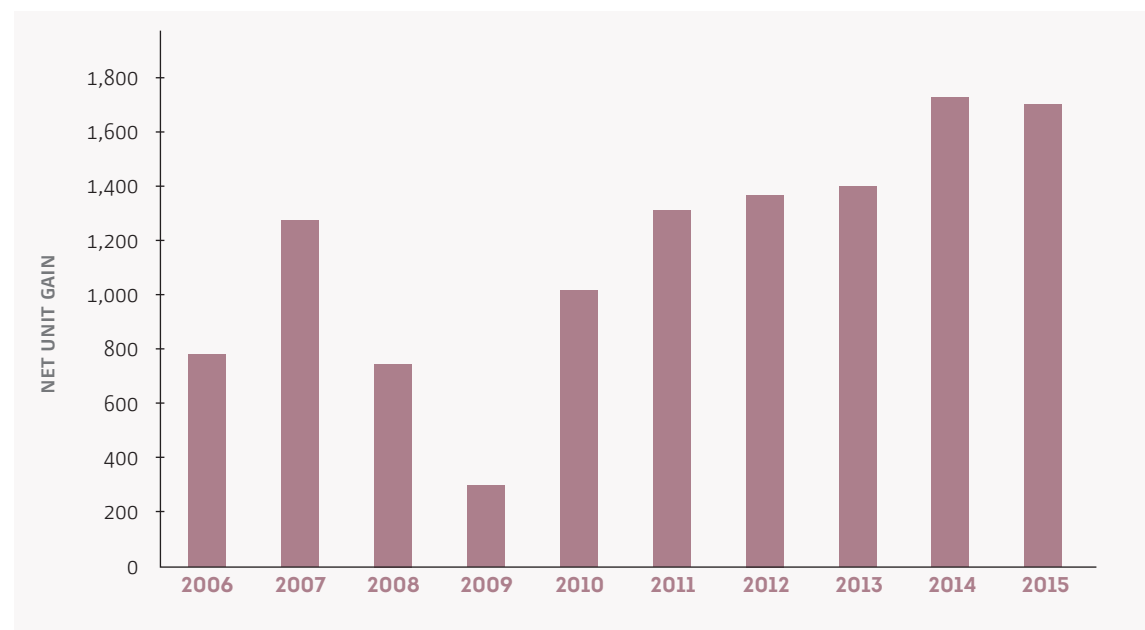


Figure 3: Net Unit Gain in Mature Neighbourhoods 2006-2015

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 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).

In 2015, permits were granted to construct 320 secondary suites (including garage and garden suites), and demolish four secondary suites in the mature neighbourhoods for a total of 316 new secondary suite units. This is an increase of six units from our 2014 counts.

This year (2015) has had the highest number of net secondary suite units since 2009. 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 net dwelling units in the mature areas.

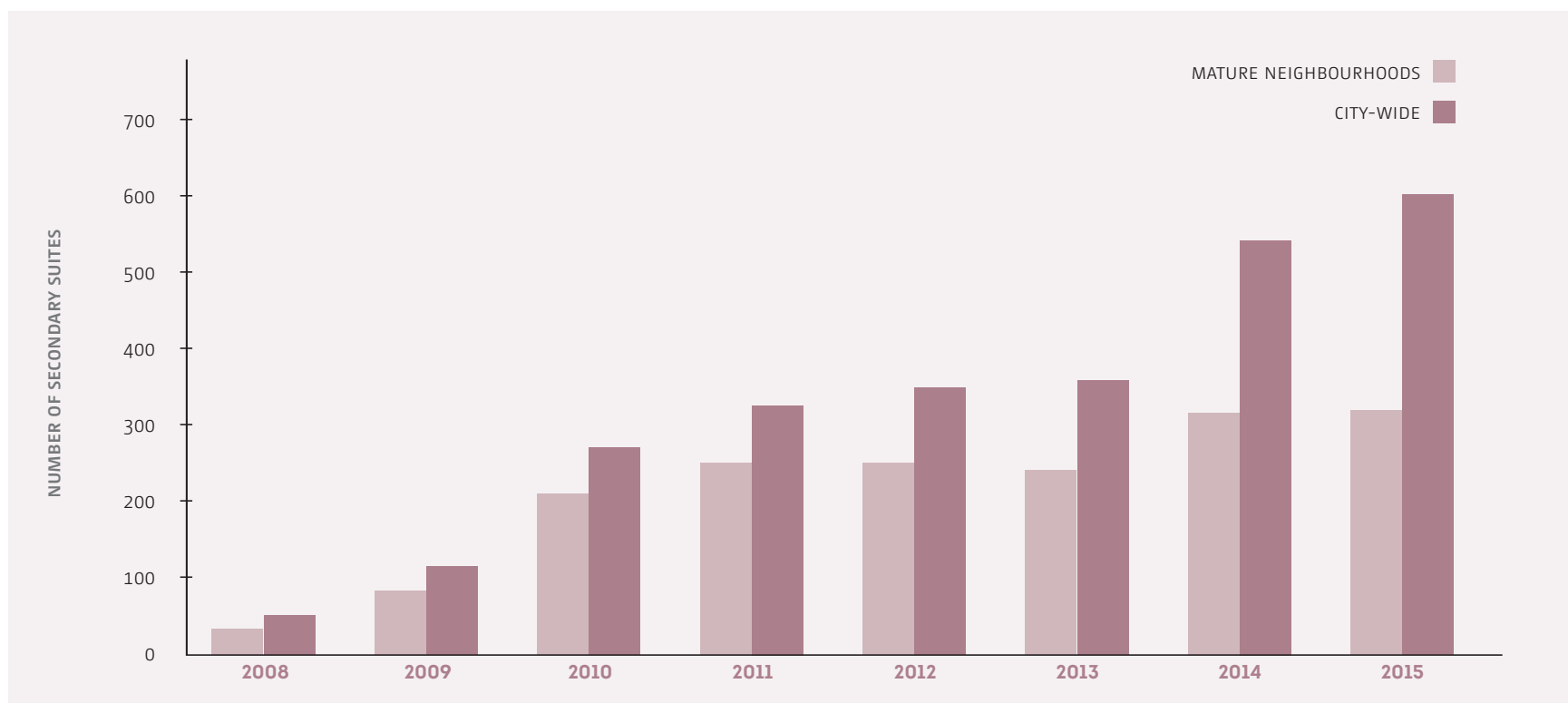


Figure 4: Secondary Suites 2008-2015

SUMMARY OF MATURE NEIGHBOURHOOD REINVESTMENT

Total Residential Permits (Mature Neighbourhood Overlay plus Griesbach, Gainer and CPR Industrial neighbourhoods)

	CONSTRUCTION VALUE	% CHANGE IN VALUE	NEW UNITS	% CHANGE IN NEW UNITS	UNITS DEMOLISHED	NET UNIT GAIN
SINGLE	\$198,071,027	-13%	357	-8%	415	-58
MULTI	\$256,473,662	-2%	1,491	-3%	36	1,455
SECONDARY SUITES			320	-2%	16	304
TOTAL	\$454,544,689	-14%	2,168	-4%	467	1,701

In all cases, "% change" refers to the change from 2014-2015.

Construction Value Summary (\$)*

	CONSTRUCTION VALUE	PERCENTAGE SHARE
Residential permits in mature neighbourhoods, excluding downtown	\$322,668,036	10%
Residential permits in downtown	\$131,884,578	4%
Residential permits in developing and established neighbourhoods (suburban)	\$2,736,108,623	86%
CITY-WIDE RESIDENTIAL PERMITS	\$3,190,661,236	100%

* Construction values include monetary values associated with new units, demolitions, additions and interior/exterior alterations

Dwelling Unit Summary

	DWELLING UNITS	PERCENTAGE SHARE
Dwelling units in mature neighbourhoods, excluding core neighbourhoods	1,056	8%
Dwelling units in core neighbourhoods	645	5%
Dwelling units in developing and established neighbourhoods (suburban)	11,173	87%
CITY-WIDE DWELLING UNITS	12,874	100%



**DETAILED NEIGHBOURHOOD PERMIT
DATA IS AVAILABLE ONLINE AT:**

<http://www.edmonton.ca/growthanalysis>

**INDIVIDUAL PERMIT DATA IS
AVAILABLE THROUGH THE CITY'S
OPEN DATA CATALOGUE:**

<https://data.edmonton.ca/>

For more information, contact
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