



CENTRAL MCDOUGALL

NEIGHBOURHOOD HOUSING PROFILE

December 2014

Exploring
housing
options
in the inner city



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INTRODUCTION

REPORT PURPOSE

The primary purpose of the Neighbourhood Housing Profile is to provide a descriptive inventory of housing and socio-economic conditions in Central McDougall. This inventory provides a neighbourhood context and a statistical “baseline” to help inform the work of Realizing Housing Potential and provides a resource for the Central McDougall community.

The profile will be used during community workshops to engage stakeholders in consultations around the neighbourhood’s key housing needs, issues and possible solutions. The results of these consultations will then influence the development of a Central McDougall Neighbourhood Housing Roadmap.

This Neighbourhood Housing Profile was commissioned by the City of Edmonton to fulfill the commitment made in 2012 to complete neighbourhood-based housing assessments in the five neighbourhoods under the three-year non-market housing investment pause (Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park). The profile was undertaken by SHS Consulting, ISL Engineering, Urban Strategies Inc. and Soles and Company. The profile was completed in December 2014.

HOW THIS REPORT IS ORGANIZED

Following this introduction, there are three sections to this neighbourhood housing profile:

- **Neighbourhood Context**, which provides an overview of neighbourhood history, culture and active community organizations with impacts on housing outcomes;
- **Socio-Economic Profile**, which examines demographic trends to better understand housing needs and opportunities; and
- **Housing Profile**, which examines housing supply trends and market conditions

REALIZING HOUSING POTENTIAL PROJECT APPROACH

Purpose/Objectives

The overall objective of Realizing Housing Potential is to allow stakeholders and the City of Edmonton to identify specific housing policies, programs and pilot projects with strong potential for improving neighbourhood housing conditions in five inner city neighbourhoods: Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park. These will be contained in Housing Roadmaps for each neighbourhood that will consider issues and options related to housing across the housing continuum, including both market and non-market housing.

Approach

The Roadmaps are the outcome of a process that incorporates:

- An analysis of housing market conditions, trends, opportunities and constraints, including a visual study of housing stock (published in the five Neighbourhood Housing Profiles);
- A review of current City programs, plans and policies relevant to these neighbourhoods;
- An inclusive public engagement process involving a range of activities; and
- The development of neighbourhood-specific program and policy recommendations outlining long-term and short-term housing actions for the neighbourhood as a whole, along with more detailed housing recommendations for specific opportunity sites and sub-areas.

The Roadmaps are being created in four phases:



Consultation

A vital component in developing a Neighbourhood Housing Roadmap for Central McDougall will be the active engagement of local residents throughout the various stages of the project. Several community engagement methods have been incorporated into the study process, including interviews with community leaders, stakeholder workshops and neighbourhood meetings.

NEIGHBOURHOOD CONTEXT

NEIGHBOURHOOD HISTORY

By the 1950s most of Central McDougall was developed and by the 1960s it was being redeveloped. Many of the single-family homes south of 108 Avenue have been replaced with low rise apartments and commercial land uses have spread throughout the neighbourhood. The small amount of industrial land found in the blocks immediately north of the 105 Avenue properties is the result of the downtown warehouse district spilling over into the neighbourhood. Two schools and the hospital account for a large proportion of the institutional land in the neighbourhood.

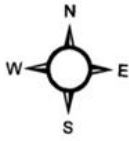
A notable building, the Prince of Wales Armoury, was built in 1915 and in later years the building not only housed military groups but cadets and various other organizations.

Central McDougall is located between 111 Avenue and 105 Avenue and 101 Street and 109 Street. Kingsway Avenue bisects the north half of the neighbourhood. (City of Edmonton, Neighbourhood Profile, 2010).

CULTURE/KEY LANDMARKS/CHARACTERISTICS

Central McDougall has a few parks and playgrounds; a recreation centre; a number of sports fields for sports such as baseball, soccer, tennis and track; a fire station, police station and EMS station; and two schools. There are also numerous bus stops. (City of Edmonton, Neighbourhood Map, 2014). There are commercial strips made up of restaurants, small groceries and numerous service shops located along 107 Avenue, 111 Avenue, 109 Street and 101 Street. These commercial options are joined by Kingsway Mall in the north of the neighbourhood.

Notably, the Light Rail Transit (LRT) expansion of the Metro Line will run through the centre of the neighbourhood along 105 street and 104 street near Kingsway Mall. This line is expected to open by the end of 2015 and will run north from the downtown Churchill Station to the Northern Alberta Institute of Technology (NAIT). The line will also feature a multiuse trail running parallel to the tracks, providing a linkage through the neighbourhood which passes the Prince of Wales Armoury, Victoria School of the Arts and the Royal Alexandra Hospital.



- | | | | | |
|------------------|-------------------|-----------------------|---------------|----------------------|
| Community League | Recreation Centre | Residential | Industrial | Parks and Recreation |
| Playground | School | Commercial | Institutional | Other |
| | | Vacant or Undeveloped | | |

NEIGHBOURHOOD ORGANIZATIONS

The Central McDougall Community League provides a number of social events for neighbourhood residents which include community barbeques, community exercise events, pool swims, block parties, night markets and festivals.

Created in 2008, the mission of the North Edge Business Association is to create, promote and maintain an attractive, vibrant and prosperous business area that reflects the unique multicultural identity of the Central McDougall and Queen Mary Park communities.

In Central McDougall, REACH piloted the INJERA¹ initiative in partnership with the Edmonton Police Service – Downtown Division (EPS), the Multicultural Coalition for equity in Health and Well Being and the City of Edmonton. INJERA aims to build trust and understanding between immigrant and refugee communities and the EPS through this crime prevention initiative that assists stakeholders in learning more about each other's culture, including the culture of police and the ethno-cultural communities they serve.

As part of the Violence Reduction Strategy, EPS implements monthly Community Action Team (CAT) deployments to high-risk places and neighbourhoods in an effort to reduce the severity, frequency and fear and perception of violence and disorder. CAT is an organized and focused mobile police unit that is supplemented by a variety of community partners. CATs have been deployed successfully in Central McDougall.

The Central McDougall/Queen Mary Park Revitalization Committee has also established a Crime and Safety Working Group that is exploring the best crime prevention and safety initiatives for the neighbourhood.

¹ REACH is a Council for Safe Communities, with the goal of making Edmonton a safer community in one generation by focusing on crime prevention. It brings together community groups, agencies and organizations to identify gaps and opportunities around safety and crime prevention, share expertise and best practices and work together to find innovative solutions for all neighbourhoods.

OTHER NEIGHBOURHOOD ACTIVITIES

This section provides a partial list of relevant, on-going initiatives in Central McDougall.

Revitalization Strategy

The Central McDougall/Queen Mary Park (CM/QMP) Revitalization Strategy was adopted by City Council in 2012 with the aim to develop a safer community, beautify the neighbourhood, attract more diverse businesses and developments and improve community connection. As a part of this strategy the CM/QMP Revitalization Steering Committee made up of resident volunteers and Ward Councillor Jane Batty collaborated with City staff to consult with residents and business owners to set improvement priorities. This strategy includes direction for encouraging market housing development, connecting with vacant lot owners and greater cohesion between social housing and community league policies and resolutions. Central McDougall is also participating in consultations for a community benefits agreement for the Downtown Arena & Entertainment District Project, a multi-faceted initiative that is part of the revitalization of Edmonton's downtown.

North Edge Redevelopment

The North Edge Redevelopment study was initiated in 2004 for the area between 101 Street and 117 Street and 105 Avenue and 108 Avenue with recommendations from this report amended in the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). This study recognized that the north edge, historically designated for light industrial and business use to service the downtown was changing with greater demand for residential options in the downtown and the growth of Grant MacEwan. This influenced the overall direction to encourage a mixed community with a diversity of housing, transitioning from high rise along 105 Avenue to business, residential and medium rise apartments from 106 to 108 Avenue to fit into existing single family areas in the north of the neighbourhood.

Neighbourhood Renewal

The neighbourhood is scheduled for neighbourhood reconstruction as part of the Neighbourhood Renewal Program in 2015 to 2018. The Neighbourhood Renewal Program is a cost-effective, long-term approach to address Edmonton's neighbourhood infrastructure needs. It involves the renewal and rebuilding of roads, sidewalks and streetlights in existing neighbourhoods and collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others.

The types of neighbourhood renewal work vary depending on the state of infrastructure and include:

1. Preventative maintenance – roads will be resealed to extend their lifespan.
2. Overlay – roads will be repaved and sidewalk panels treated to eliminate trip hazards.
3. Reconstruction – roads will be repaved and streetlights and sidewalks will be replaced.

By effectively combining reconstruction, overlay and preventative maintenance, all of Edmonton's neighbourhoods can undergo improvements within 30 years.

Business Revitalization Zone (BRZ)

Business Revitalization Zones are created at the request of a business community. The North Edge Business Association was formed in 2008 with the mission to create, promote and maintain an attractive, vibrant and prosperous business area that reflects the unique multicultural identity of the area.

Two City grant programs are available in BRZs, the Façade Improvement Program and the Development Incentive Program. The first provides grants to business owners to help them cover the costs of improvements to business fronts in order to make streets a more interesting and appealing environment and attract people and businesses to the area. The Development Incentive Program provides financial incentive to business owners to invest in new development, redevelopment and/or conversion of their properties for mixed-use, multi-unit residential and/or eligible retail and commercial use storefront occupancy.

HOUSING SAFETY AND STANDARDS INITIATIVES

Crime Free Multi-Housing

To help combat crime in multi-housing rental developments, the City and the Landlord and Tenant Advisory Board (LTAB) are working with the Edmonton Police Service on a Crime Free Multi-Housing Program to educate landlords around the principles of Crime Prevention Through Environmental Design.

The goal of the Crime Free Multi-Housing program is to introduce crime prevention techniques to rental property to reduce the likelihood of criminal activity occurring on the premises.

Safe Housing

The City of Edmonton Safe Housing Program ensures healthy and safe housing through a multi-disciplinary committee that conducts coordinated inspection; adjudication and enforcement of minimum standards of health and safety for existing rental residential buildings of 3 or more units that were legally built before April 1, 1974 and are six storeys or less. Inspections proactively target buildings which meet these criteria and are also conducted on a complaint basis.

NEIGHBOURHOOD SCHOOLS

Central McDougall has two schools – John A McDougall Elementary School (Kindergarten to Grade 6) and Victoria School of the Arts (Kindergarten to Grade 12).

This section provides an overview of enrolment trends for both schools. These trends are important as they are potential indicators of the services and housing mix required by a neighbourhood.

Enrolment²

283 students enrolled in John A McDougall Elementary School in 2014-2015.

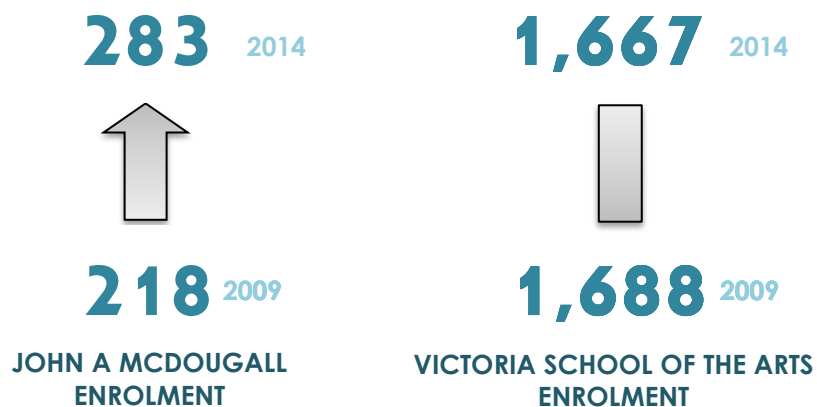
29.8% increase in students enrolled in John A McDougall Elementary School since 2009.

38% utilization rate (2012-2013).

1,667 students enrolled in Victoria School of the Arts in 2014-2015.

1.2% decrease in students enrolled in Victoria School of the Arts since 2009.

79% utilization rate (2012-2013).



² Data from the Edmonton Public School Board.

SOCIO-ECONOMIC PROFILE

BACKGROUND

A look at socio-economic trends across the neighbourhood is necessary to better understand housing needs and opportunities. This section provides a demographic profile of Central McDougall, including trends in population characteristics, household composition, the employment landscape and income characteristics.

Unless otherwise specified, all data is from Statistics Canada Census Community Profiles (2001, 2006 and 2011) and the Statistics Canada National Household Survey (2011).

POPULATION CHARACTERISTICS

The population characteristics highlighted below indicate that Central McDougall's population has increased over the past decade, although not at as a high rate as the City of Edmonton as a whole. Central McDougall also has notably lower proportions of youth and seniors than the City. Blacks and Southeast Asians are the largest minority groups³ and immigrants comprise over a third of the population. Over half of the neighbourhood's population does not have a college or university degree, compared to less than half of the City as a whole. Attainment of higher education in Central McDougall has been growing over the past decade though. In terms of neighbourhood stability data (length of residency), there is a notably larger proportion of residents who have lived in their current residence for less than a year when compared to the City overall.

Population Highlights by Age

Total neighbourhood population of **4,900** in 2011.

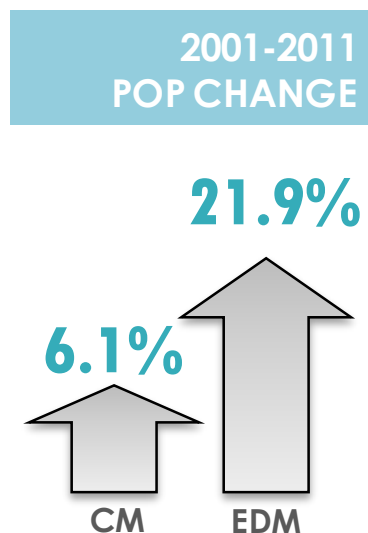
6.1% increase in population from 2001 to 2011.

0.6% of the City of Edmonton's population resides in Central McDougall, as of 2011.

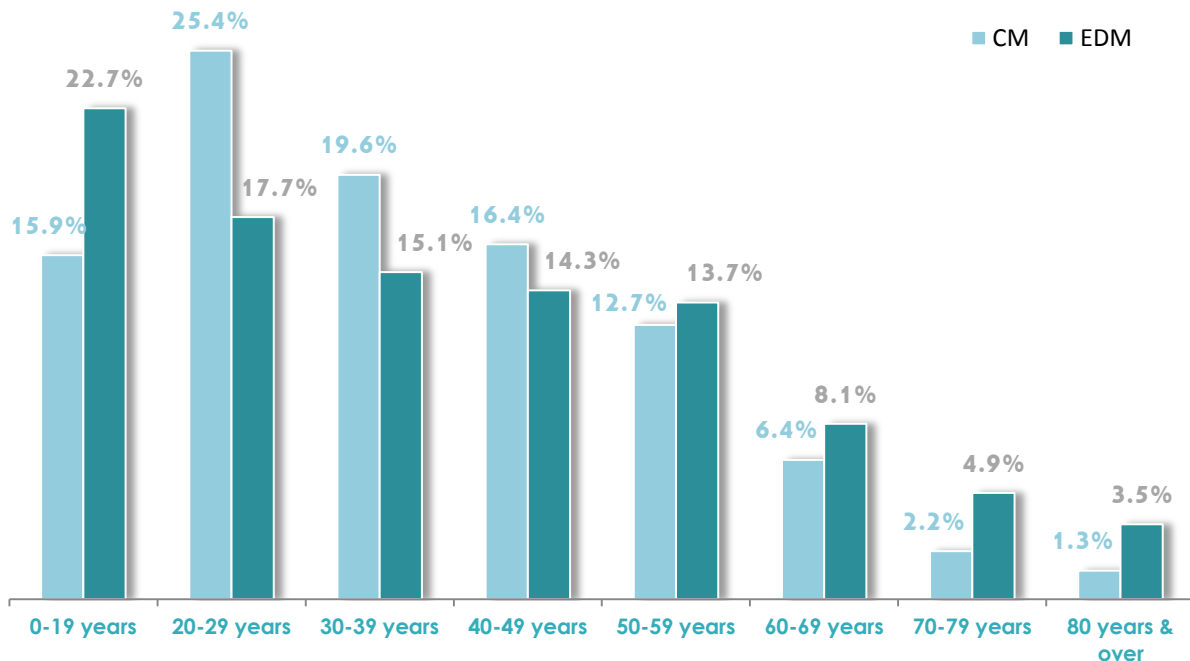
15.9% of neighbourhood population under the age of 20 in 2011, down from **19.4%** in 2001.

5.5% of neighbourhood population 65 years and over in 2011, down from **7.6%** in 2001.

Comparatively, for the City as a whole, **22.7%** of the population was under the age of 20 in 2011. **11.7%** of the city-wide population was over the age of 65.



³ Statistics Canada minority group terminology used for this study.



Ethnicity and Immigration

610 identified as Aboriginal in 2011 (**12.4%** of the total neighbourhood population), up **31.2%** since 2001.

The largest minority groups were Blacks at **16.2%** and Southeast Asians at **13.8%** of the total population.

1.1% increase in immigrants from 2001 to 2011, to reach **37.2%** of neighbourhood population.

48.9% of immigrants in 2011 were from Asia.

34.3% of immigrants in 2011 were from Africa.

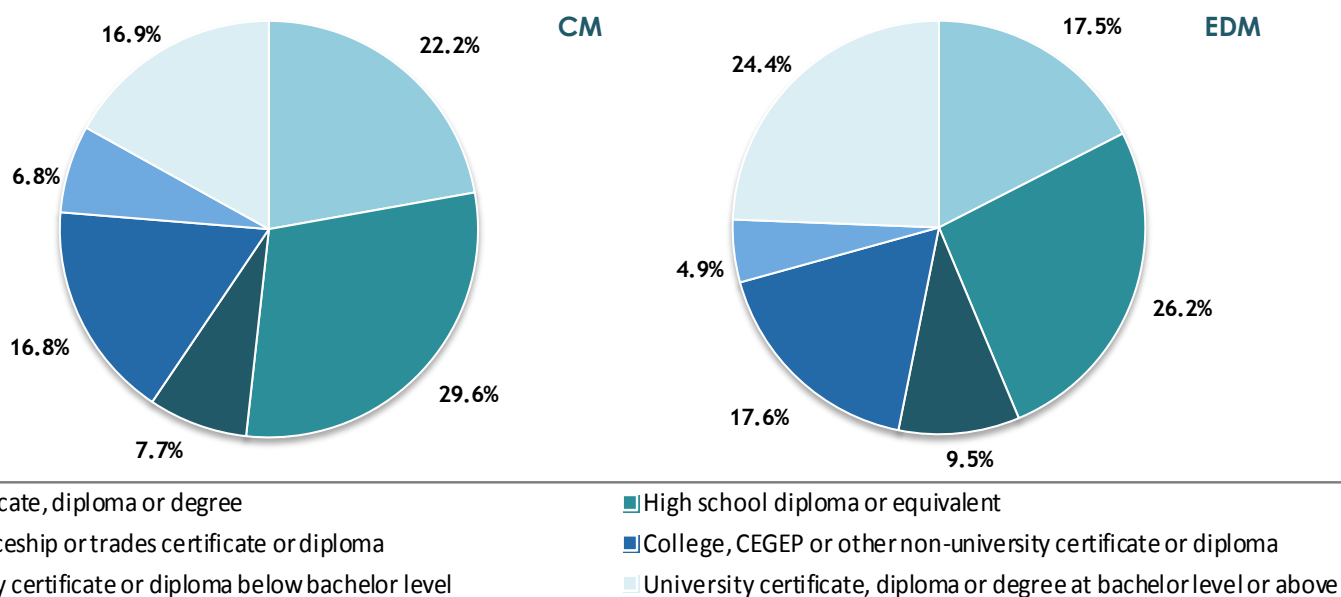
9.1% of immigrants in 2011 were from Europe.

Language

The most commonly spoken non-official languages were Vietnamese, at **5.8%**, and Tagalog, at **5%** of the total population

Education

29.6% of the population's highest level of education in 2011 was a high school diploma or equivalent (with the number of residents in this category up **35.3%** since 2001).



22.2% have no certificate, diploma or degree (with the number of residents in this category down **28.8%** since 2001).

16.9% of the population have a university certificate, diploma or degree at a bachelor level or above (with the number of residents in this category up **54.3%** since 2001).

16.8% of the population have a college, CEGEP or other non-university certificate or diploma (with the number of residents in this category up **42.6%** since 2001).

Term of Residence⁴

13.6% of the neighbourhood's population have lived at their current address for five years or more, compared to **18.8%** who have lived at their current address for less than one year, as of 2014.

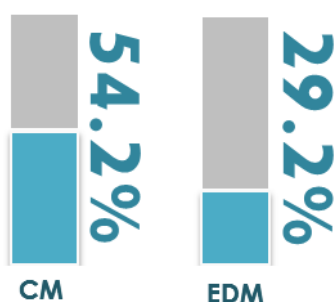
Comparatively, for the City as a whole, **40.7%** of the population have lived at their current address for five years or more and just **12.7%** have lived at their current address for less than one year, as of 2014.

⁴ Data from City of Edmonton 2014 Municipal Census.

HOUSEHOLD CHARACTERISTICS

An examination of household characteristics indicates that Central McDougall has a much lower average household size than the City of Edmonton, as well as a much higher proportion of one-person households. Less than a fifth of the population are couples without children. Furthermore, far more than half of household maintainers were under the age of 45 years and in particular under the age of 34 years. Nearly all residents are renters, which is far different than the City's overall tenure distribution.

% OF ONE-PERSON HOUSEHOLDS



Household Size and Type

2,780 total households in 2011.

1.8 average household size, compared to **2.5** for the City of Edmonton.

54.2% of total households were one-person households.

10.5% of total households were couples with children.

15.6% of total households were couples without children.

7.8% of total households were lone parents.

0.4% of total households were multi-family households.

11.6% of total households were non-family, two-or-more person households.

Age of Household Maintainer⁵

60.6% of household maintainers in 2011 were under the age 45 years; including **26.4%** aged 25 to 34 years and **14.6%** aged less than 25 years.

21.0% of household maintainers in 2011 were aged 45 to 54 years.

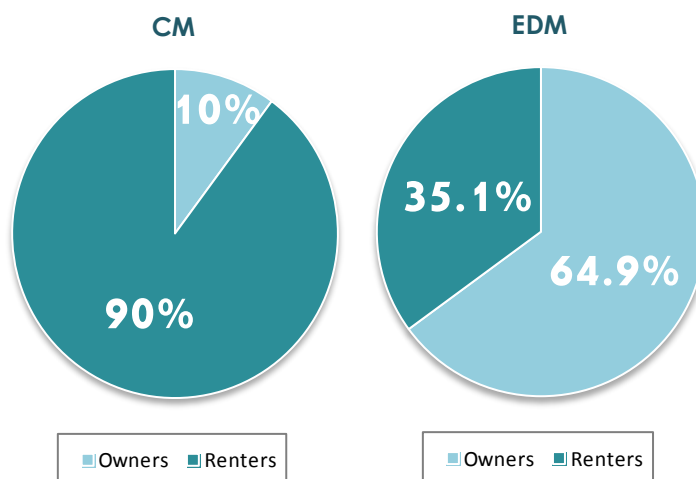
5.0% of household maintainers were seniors aged 65 years and older.

Tenure

90% of households in 2011 were renters, with the number of renters not changing since 2001.

The number of owners rose

143.5% for the same time period.



⁵ This census data is only available for 2011.

EMPLOYMENT

Employment data illustrates that Central McDougall has a similar labour participation rate to the City of Edmonton as a whole, but a notably higher unemployment rate. The neighbourhood's unemployment rate has gone down slightly over the past decade however; while for the City overall the rate has stayed the same. The top occupations are sales and service; trades, transport and equipment operator; and business, finance and administration occupations, which is similar to the City overall – although Central McDougall has a notably higher percentage of residents in sales and service and trades, transport and equipment operator occupations and a lower percentage in business, finance and administration occupations.

City of Edmonton Economic Overview

The overall economic outlook for Edmonton in 2013 was very good, as Edmonton and the Capital Region's recovery in employment and incomes since 2009 contributed to strong job growth in construction, manufacturing, logistics and professional services. Much of this job expansion over the last few years can be largely associated with energy investments in the northern half of the province. Therefore, even as conditions in the international environment slowed in early 2013, the City and region's annual growth projected for 2013 when adjusted for inflation was in the range of 3.5% to 4.5%. For 2014, housing, retail sales and personal services are expected to play leading roles in job creation.

There are still several risks present however. The growth of the local economy is increasingly dependent on consumer spending and housing, therefore a down-turn in consumer confidence could have a major impact on economic activity. A sharp correction in housing markets elsewhere in Canada could also spook local potential home buyers and discourage house sales and residential construction. (City of Edmonton, Economic Outlook, 2013)

In terms of housing construction in particular, there were very strong levels of permits issued in 2013 and with the recent increase in the long-term growth trend, 2014 is expected to be another solid year for Edmonton's construction sector. Furthermore, the City of Edmonton has been working with the development industry to enhance its planning and approval processes in order to address the rising demand for new construction activity in a timely and cost-effective way. (City of Edmonton, Indicators – Building Permits, 2014)

Central McDougall Economic Overview

In view of the City's positive economy, the environment appears to be favourable to bringing new development to Central McDougall. This positive economic growth also has the potential to lead to more gainful employment and provide opportunities to address economic challenges.

There are concerns, however, that the growing economy is benefiting only some of the population and is resulting in rising rental rates, low vacancies and a lack of new rental housing development. These issues are causing challenges for individuals and families of low and moderate income who are struggling to find appropriate housing. Local developers have also

commented about the high costs involved in trying to produce good quality infill housing in mature inner city neighbourhoods, which adds to the challenge of providing a full range of housing for all household types and income levels.

Labour Force Participation

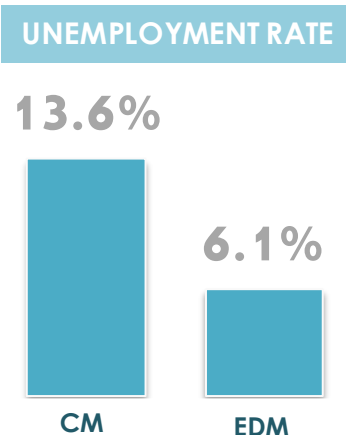
73% of the population aged 15 years and older in 2011 participated in the labour force, with the number of residents in this category up **6.3%** from 2001.

Comparatively, **72.7%** of the City's population as a whole participated in the labour force in 2011.

Unemployment

13.6% of the population aged 15 years and older in the labour force in 2011 was unemployed, compared to **12.3%** in 2001.

6.1% of the population aged 15 years and older in the labour force was unemployed in 2011 in the City overall.



Top Occupations

The most common occupations of residents in 2011 were sales and service occupations at **31.6%**, trades, transport and equipment operator occupations at **19.9%** and business, finance and administration occupations at **13.8%** of the total population.

The most common occupations for the City as a whole in 2011 were sales and service occupations at **23.0%** and business, finance and administration occupations at **17.1%** and trades, transport and equipment operator occupations at **16.9%**, of the total population.

INCOME

An analysis of income data shows that Central McDougall has significantly lower average and median individual and household incomes than the City as a whole, although the neighbourhood's average income levels have grown faster over the past decade than the City's. The neighbourhood's median income levels have grown at a slower rate than the City's however. The proportion of neighbourhood households earning less than \$30,000 has decreased over the last decade, but still comprises nearly half of households. The incidence of low-income after tax is also nearly triple the City's proportion of households in low-income after tax.

Average and Median Individual Income

\$29,368 was the average individual income for residents in 2011, up **68.7%** from 2001 compared to a **59.8%** growth for the City as a whole.

\$46,571 AVERAGE EDMONTON IND INCOME
\$35,363 MEDIAN EDMONTON IND INCOME

\$22,373 was the median individual income for residents in 2011, up **45.5%** from 2001 compared to a **60.9%** growth for the City as a whole.

Average and Median Household Income

\$43,392 was the average household income in 2011, up **65.0%** from 2001 compared to a **57.5%** growth for the City as a whole.

\$90,340 AVERAGE EDMONTON HH INCOME
\$72,248 MEDIAN EDMONTON HH INCOME

\$32,295 was the median household income in 2011, up **51.5%** from 2001 compared to a **54.7%** growth for the City as a whole.

Household Income Ranges

45.3% of households earned less than \$30,000 in 2011, down from **65.2%** in 2001

32.0% of households earned between \$30,000 and \$60,000 in 2011, up from **28.3%** in 2001.

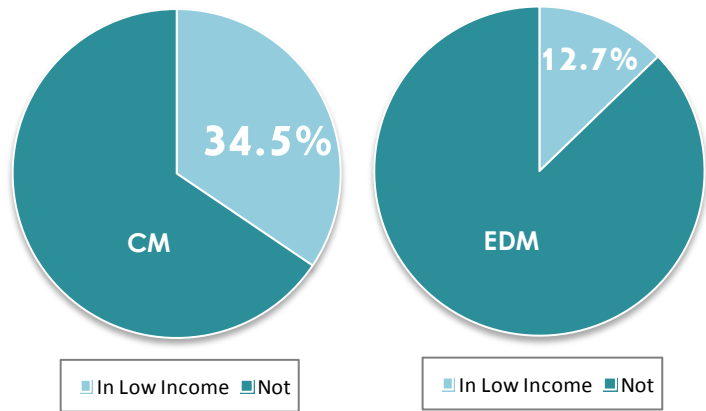
22.7% of households earned more than \$60,000 in 2011, up from just **6.5%** in 2001.

\$33,517 maximum annual household income cut-off in 2014 for a 1-person household living in housing funded by Cornerstones, the City's Affordable Housing Program ⁶

⁶ Cornerstones grant recipients must adhere to a maximum income threshold based on household size when renting their unit (secondary, or garage suite or Cornerstones new construction affordable housing unit). For more information, refer to *Cornerstones: Edmonton's plan for affordable housing* on www.edmonton.ca.

Incidence of Low Income⁷

34.5% of the population was in low-income in 2011, according to Statistics Canada's after-tax low-income measure (LIM-AT)



⁷ For the 2011 National Household Survey (NHS), low-income statistics are presented based on the after-tax low-income measure (LIM-AT). This measure is not related to the low-income cut-offs (LICO) presented in the 2006 Census and prevalence rates are conceptually not comparable. Because of the sensitivity of certain income indicators to differences in methodology and response patterns, direct comparisons to establish trends with low-income estimates from other household surveys, administrative programs or the 2006 Census are discouraged. The prevalence rates observed in the NHS at the national level are generally 1 to 2 percentage points higher than seen for similar concepts in other programs. However, analysis of the NHS data suggests that it is valid to compare low-income data for different sub-populations within the NHS (i.e., for different geographic areas or demographic groups). For more information, refer to the Income Reference Guide, National Household Survey; Catalogue no. 99-014-X2011006.

HOUSING PROFILE

BACKGROUND

An examination of housing supply trends in the neighbourhood is critical to understanding the ability of the local market to meet needs over time and achieve a healthy and well integrated balance. This section provides an overview of recent housing activity, including a profile of the neighbourhood's dwelling types, rental and ownership housing stock, non-market housing stock and housing affordability.

HOUSING SUPPLY TRENDS

As can be seen below, Central McDougall's dwellings are almost all apartments in mid to high-rise buildings. This trend is the opposite of the dwelling type distribution in the overall City, where there is a higher proportion of single-detached homes and low-rise apartments. The majority of the dwellings were constructed between 1961 and 1990 and the proportion of dwellings in need of major repair is double the proportion of the City overall's dwellings in need of such repair.

Total Dwelling Units

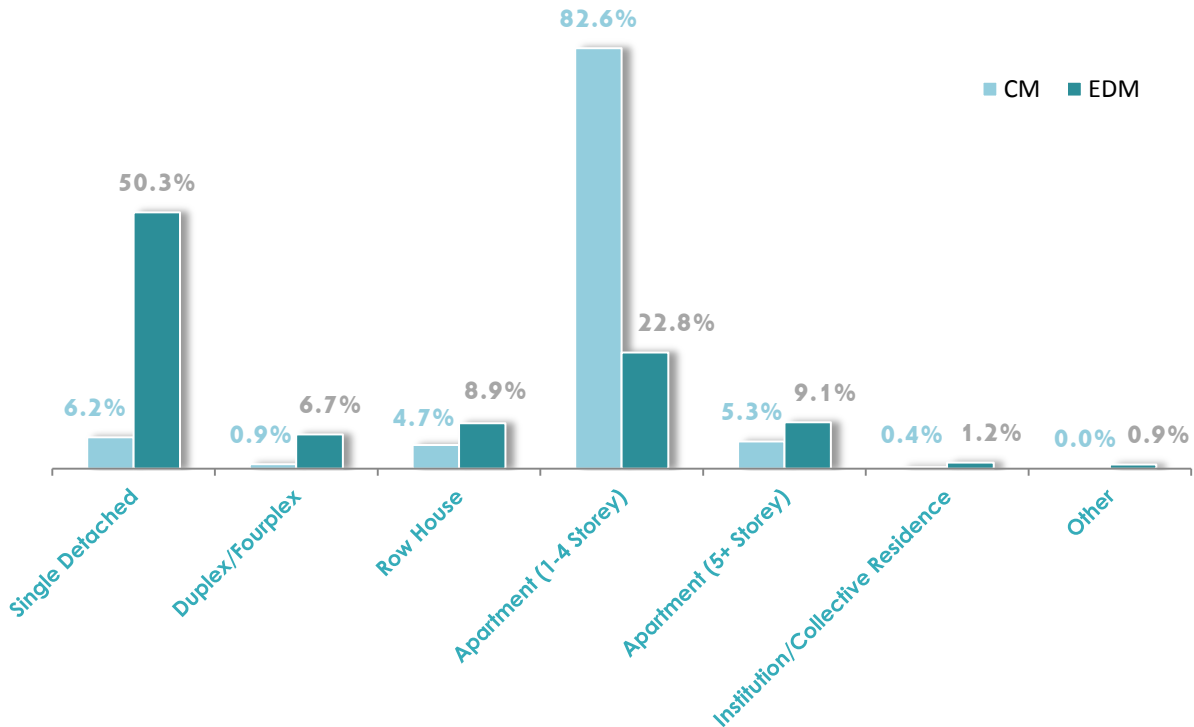
3,376 total dwellings in the neighbourhood in 2014.⁸

Dwelling Type Breakdown

As of 2014, **82.6%** of the neighbourhood's dwellings are apartments (including both rental and ownership units) in buildings less than five-storeys.

6.2% of the neighbourhood's dwellings are single-detached homes. There are minimal duplexes (**0.9%**) and a number of row houses (**4.7%**) and apartments over five storeys (**5.3%**).

⁸ Data from City of Edmonton 2014 Municipal Census.



Condition and Age of Housing

18.0% of the neighbourhood's dwellings were constructed in 1960 or earlier.

46.2% of the neighbourhood's dwellings were constructed between 1961 and 1980.

20.9% of the neighbourhood's dwellings were constructed between 1981 and 1990.

15.1% of the neighbourhood's dwellings require major repairs⁹, compared to **7.1%** for the City of Edmonton's total dwellings and **10%** for mature neighbourhoods.

Property Status¹⁰

90.7% of the neighbourhood's dwellings are occupied compared to **92%** city-wide.

4.7% of the neighbourhood's dwellings are unoccupied **5%** city-wide.

4.7% of the neighbourhood's dwellings are no longer in use **3%** city-wide.

⁹ The need for and degree of repair required is self-reported by Statistics Canada Census respondents.

¹⁰ Data from the City of Edmonton 2014 Municipal Census.

PRIVATE RENTAL HOUSING

As can be seen, the average monthly shelter cost for rented dwellings in Central McDougall is notably lower than for the City as a whole. Average monthly shelter cost for rented dwellings have risen significantly (nearly doubling) in the past decade.

Average Market Rent

\$837 was the average monthly shelter cost for rented dwellings in the neighbourhood in 2011, compared to **\$470** in 2001.

\$1,055
average monthly shelter
cost for rental dwellings in
Edmonton

Rental Vacancy Rate

The Canadian Mortgage and Housing Corporation publishes rental vacancy rates for various zones in Edmonton. Central McDougall is included in CMHC Zone 2.¹¹

In 2013, the rental vacancy rate for a two bedroom apartment in CMHC Zone 2 was **1.7%**. In comparison, the rental vacancy rate for a two bedroom apartment in Edmonton as a whole was **1.2%**.

OWNERSHIP HOUSING

Average house prices in Central McDougall have risen significantly since 2005, but at lower rates than the city as a whole. The number of sales of single-detached homes and duplexes and townhouses have dropped as well, whereas sales of apartment units have risen.

Average Resale House Price

\$244,529 was the average resale price for a single-detached home in the neighbourhood in 2013, an increase of **74.6%** from 2005 (\$140,017).¹²

\$274,333 was the average resale price for duplex or townhouse in the neighbourhood in 2013, an increase of **59.1%** from 2005 (\$172,446).¹³

\$344,977
2013 average resale
house price in Edmonton

¹¹ Zone 2 includes Central McDougall, Queen Mary Park, Prince Rupert and Spruce Avenue.

¹² Data from the City database of MLS sales in Central Edmonton (2014).

¹³ Data from the City database of MLS sales in Central Edmonton (2014).

\$136,862 was the average resale price for an apartment (i.e. condominium units) in the neighbourhood in 2013, an increase of **33.6%** from 2005 (\$102,441).¹⁴

In comparison, from 2005 to 2013, the average residential house price¹⁵ in Edmonton increased **77.9%** (from \$193,934 to \$344,977).

\$243,207 was the average dwelling assessment¹⁶ in the neighbourhood in 2013, compared to **\$365,138** for the City as a whole for single-family homes.

Number of Sales¹⁷

5 single-detached home sales in 2013, which is down **16.7%** from 2005 sales.

3 duplex/townhouse sales in 2013, which is down **78.6%** from 2005 sales.

26 apartment sales in 2013, which is up **18.2%** from 2005 sales.

NON-MARKET HOUSING

Non-market housing is most commonly associated with the provision of rental housing through government subsidies for households with low incomes who would otherwise not be able to afford housing in the private rental market. The presence of an adequate amount of non-market housing in a community helps to ensure that all households, including those with lower incomes, will have affordable, appropriate, stable and secure housing.

This section provides an overview of the supply of non-market housing in the neighbourhood. It also looks at emerging trends in the non-market housing wait list as this provides insights on the housing needs in the community and in particular, the need for affordable and supportive housing.

Definition of Non-Market housing

The Capital Region Board defines non-market housing as housing that is operated, funded or created by government funding and requires direct capital and/or operating subsidies in order to offer rental rates or ownership costs that are affordable to low-income or special needs

¹⁴ Data from the City database of MLS sales in Central Edmonton (2014).

¹⁵ MLS Average Residential Sale Price, according to CMHC *Housing Now* Data.

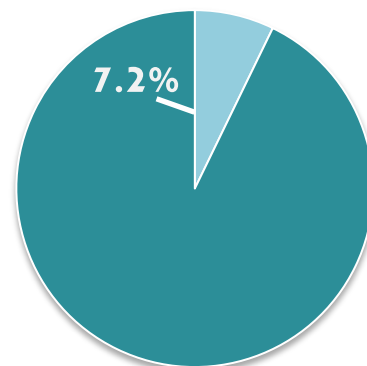
¹⁶ Data from City assessment value database. Assessments for a tax year are based on the value the property would likely have sold for on the open real estate market as of mid the year before. It is adjusted for any changes in physical condition recorded by the end of the previous year. City assessors use similar criteria that property appraisers and real estate agents use when determining property values, including lot and building size, age and location.

¹⁷ Data from the City database of MLS sales in Central Edmonton (2014).

households. There are different categories under the broad term “non-market housing” that are based on the associated services included and the level of funding required.

AFFORDABLE HOUSING

Affordable housing can be rental or ownership housing that does not require ongoing government subsidies in order to operate though does require initial public capital funding. Affordable housing may also include rent supplements for low-income households.



% OF DWELLING UNITS THAT ARE AFFORDABLE HOUSING

Number of Affordable Units¹⁸

199 affordable housing units in the neighbourhood in 2010, representing **1.1%** of the City’s total supply of non-market units.

7.2% of the neighbourhood’s dwelling units were affordable housing units in 2010, compared to **5.6%** of the City’s total dwelling units.

Number of Households on Capital Region Housing Corporation Affordable Housing Wait List¹⁹

578 applicants on the Capital Region Housing Corporation (CRHC) waiting list were in the Central Edmonton Area in December of 2013, waiting for one of Central Edmonton Area’s²⁰

255 non-market affordable housing units.

Nearly half of Central Edmonton applicants (**44.8%**) are waiting for a one-bedroom unit, as of December 2013.

¹⁸ Includes Capital Region Housing Corporation (CRHC) owned units, CRHC-managed and provincially owned units, seniors’ housing, rent-geared-to-income federal and co-op housing, HomeEd Non-Profit housing and other non-profit housing units. Data from the City of Edmonton Real Estate, Housing and Economic Sustainability Branch.

¹⁹ Data from the Capital Region Housing Corporation (CRHC).

²⁰ According to the CRHC, the Central Edmonton Area refers to housing projects in seven of Edmonton’s central neighbourhoods, including the five neighbourhoods involved in this study.

EMERGENCY, TRANSITIONAL, SUPPORTED AND PERMANENT SUPPORTIVE HOUSING²¹

Where traditional housing forms do not meet an individual's needs – economic or social – more temporary forms of housing may be required to adequately address these needs on an urgent or transitional basis. Economic capacity is a primary requirement for households and not having an adequate supply of permanent affordable housing can leave individuals and families at serious risk of homelessness in times of crisis.

Emergency, transitional, supported and supportive housing receive direct subsidies to offer rent geared to income to low income and special needs households so that households do not pay more than 30% of their income on housing. Emergency shelters and transitional housing are temporary shelter options whereas supported or supportive housing can be either temporary or permanent depending on the needs of the particular household.

Central McDougall has no shelter spaces but has a number of transitional housing units. The neighbourhood also has a few permanent supportive housing units but no other supported housing units.

Number of Emergency Units

There are no shelter spaces in this neighbourhood.

Number of Transitional Units

77 transitional housing units in the neighbourhood in 2010.

7.5% of the city's total transitional housing units were located in the neighbourhood in 2010.

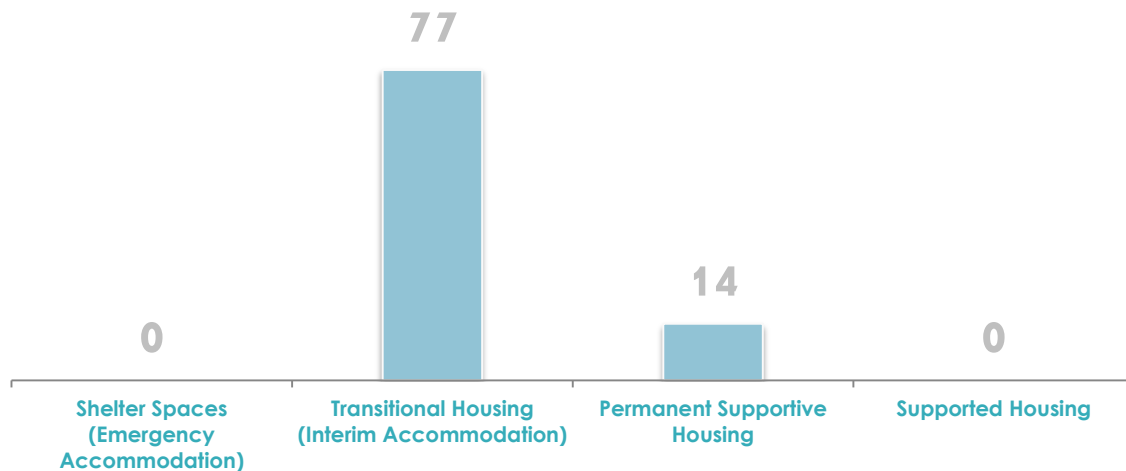
Number of Permanent Supportive Housing Units²²

14 permanent supportive housing units in the neighbourhood in 2010.

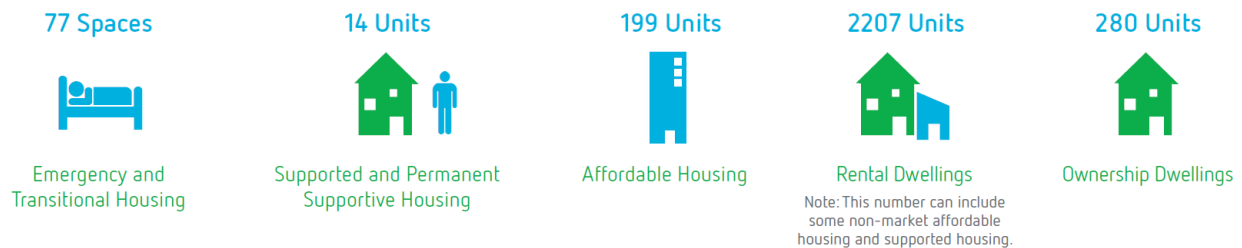
0.5% of the city's total permanent supportive housing units were located in the neighbourhood in 2010.

²¹ Data in this section from the City of Edmonton Real Estate, Housing and Economic Sustainability Branch.

²² Permanent supportive housing involves on-site and staffed supports for residents.



Central McDougall Housing Inventory (2011)



HOUSING AFFORDABILITY

Housing is the cornerstone of any community, providing shelter for households, establishing a foundation for realizing their potential and enabling their participation. Having a diverse mix of housing greatly contributes to a thriving housing market which in turn supports a more healthy, diverse and prosperous community. Ideally, a community's housing supply is responsive in meeting the needs of its residents as their needs change over time and provides housing options to residents of all income levels.

The housing choices a household can make are directly influenced by income and housing affordability and where either is lacking, housing options are diminished. Research has shown that housing affordability is a problem disproportionately faced by lower income households who tend to have very limited choices in the market. It is also a concern for some moderate income households who choose to spend a large proportion of their income on housing to be able to move from the rental market to the home ownership market. Spending higher amounts on housing means less income for other necessities and again, this is most problematic for lower income households.

According to the housing affordability analysis²³, a large percentage of Central McDougall renters are spending 30% or more of their gross income on rent. This proportion is similar to total renters in the City of Edmonton. Just a third of households in the neighbourhood can afford the 2013 average resale price of a single-detached home and just over half can afford the 2011 average monthly shelter cost for rented dwellings.

Household Spending on Housing

48.1% of renter households were spending 30% or more of their gross income on rent in 2011, which is up from **41.2%** in 2001.

30.4% of owner households were spending 30% or more of their gross income on housing costs in 2011, which is down from **39.1%** in 2001.

Comparatively, for the City as a whole in 2011, **41.5%** of renter households and **18.9%** of owner households were spending 30% or more of their gross income on rent/housing costs (down from **37.9%** of renter households and **15.4%** of owner households in 2001).

Affordability of Market Housing

Type of Market Housing	Average Resale Price/Monthly Shelter Cost	% of Households that Can Afford Average Price/Cost ²⁴	Affordable Price/Rent based on Median Household Income ²⁵
Ownership – Single – Detached Home	\$244,529 (2013) ²⁶	31.1%	\$126,192
Ownership – Apartment Dwelling	\$136,862 (2013) ²⁷	54.7%	\$126,192
Rented Dwellings	\$837/month (2011)	54.7%	\$807/month

²³ *SHS Calculations for affordable mortgage carrying costs is based on 30% of gross household income spent on housing and a 25-year amortization period, 10% down payment and 4.83% interest rate mortgage. Calculations for affordable rent are based on spending 30% of household gross income on rent.

²⁴ Based on 2010 household income census data broken down by income ranges. Affordability is based on a household spending 30% of their income or less on housing costs.

²⁵ The house price/rent a household earning the neighbourhood's 2010 median income can safely afford (based on the affordability threshold of spending no more than 30% of household income on housing costs/rent).

²⁶ Data from the City database of MLS sales in Central Edmonton (2014).

²⁷ Data from the City database of MLS sales in Central Edmonton (2014).

Households earning minimum wage (\$9.95/hr or \$20,696/year), or collecting social assistance such as Alberta Works (\$323/month core shelter payment for private housing) **would not be able to afford the average rent or resale house price for this neighbourhood.**

Affordable Housing²⁸

54.7% of households could afford the 2014 Maximum Allowable Rental Rates (MARR)²⁹ for affordable housing funded by Cornerstone funding for a one-bedroom apartment (\$794/month) and **38.1%** of households could afford the 2014 MARR for a two-bedroom townhouse unit (\$1,014/month).

\$359
2013 average monthly
rent for Capital Region
Housing Corporation
(CRHC) non-market
housing

Central McDougall Housing Continuum

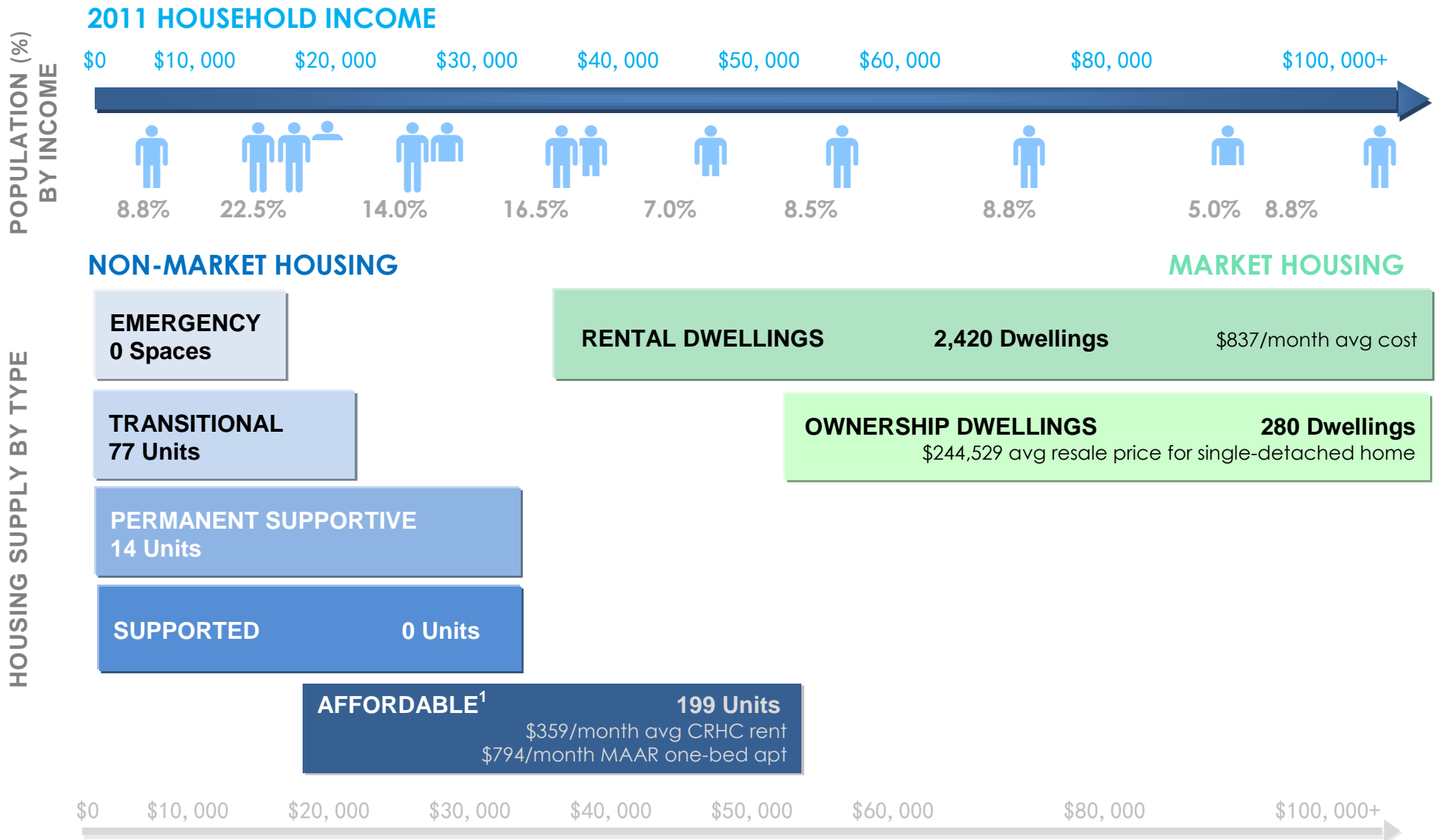
The following diagram illustrates the housing types that are affordable to households based on their income³⁰. The proportion of population by income range is illustrated at the top of the figure and supply by type is illustrated on the bottom half of the figure. The size of the housing supply 'block' aims to illustrate the affordability range. For example, the rental market is affordable to households earning more than \$35,000 while the ownership market is affordable to households earning more than \$50,000.

²⁸ Data from the City of Edmonton, Cornerstones Program.

²⁹ Maximum Allowable Rental Rates (MARR) are the maximum monthly rents that may be charged by a project which has received Cornerstones grant funding, set at 85% of the average market rent.

³⁰ Affordability is based on households spending 30% or less of their income on housing costs.

WHAT CAN WE AFFORD?



¹ Lower limit based on income required to pay just below average 2013 rent for CRHC non-market housing, upper limit based on City of Edmonton maximum incomes for a two-person household in affordable housing funded by Cornerstones: Edmonton's Plan for Affordable Housing.

BUILDING PERMIT ACTIVITY

An examination of development potential and production trends in a community can help forecast future growth tendencies and opportunities. This section examines recent development activity, including residential permits for single and multi-family developments and proposed developments.

Single Family Units (2008-2013)³¹

Between 2008 and 2013, **2** new single family dwellings were built. During the same period, **21** units were demolished.

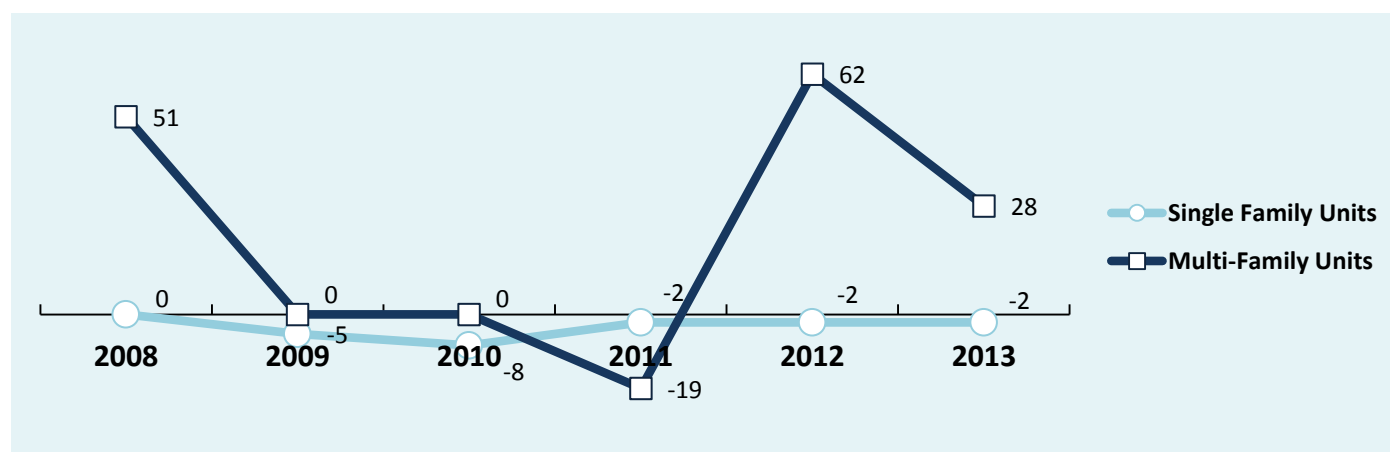
	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	0	0	0	1	0	1	2
Units Demolished	0	5	8	3	2	3	21
Net Unit Change	0	-5	-8	-2	-2	-2	-19

Multi-Family Units (2008-2013)

Between 2008 and 2013, **155** new multi-family dwelling units were built. During the same period, **33** multi-family units were demolished.

	2008	2009	2010	2011	2012	2013	Total (2008-2013)
New Units Built	62	0	0	3	62	28	155
Units Demolished	11	0	0	22	0	0	33
Net Unit Change	51	0	0	-19	62	28	122

Summary: Net Units Added/Demolished (2008-2013)



³¹ Data from the City of Edmonton Growth Analysis Unit.

A PLANNER'S OBSERVATIONS: PHYSICAL HOUSING CHARACTERISTICS

This section reviews the physical characteristics of the neighbourhood and focuses on aspects of urban design and overall appearance, such as housing condition and housing type.

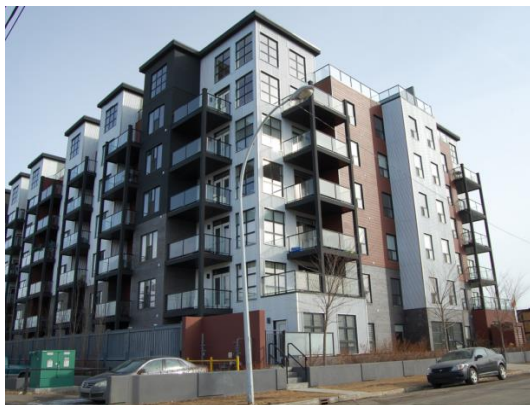
Urban Design/Overall Appearance

Central McDougall is undergoing some redevelopment in proximity to 105 Avenue and MacEwan University. Properties are converting from small scale industrial uses to commercial and medium density, low- and mid-rise apartment developments.

Residential properties north of 106 Avenue include walk up apartments developed in the 1960s and 1970s in proximity to 106 and 107 Avenues, with newer low rise apartment stock in the northern portion of the neighbourhood. Original single detached dwellings are scattered throughout the neighbourhood. Housing stock is primarily good condition.

A large residential row housing development was completed in the early 2000s, north of 108 Avenue, east of 106 Street. This area is developed with single, semi-detached and row housing units.

There is also some reinvestment activity along 107 Avenue to support residential units above commercial uses.



New medium density, mid-rise residential development, Central McDougall

Since the mid-2000s, there has been limited conversion of former industrial land uses to commercial office and general business land uses. This activity is targeted along 106-108 Streets, north of 105 Avenue. Commercial activities in the neighbourhood are focused on the arterial 107 Avenue and are in the form of two and three storey commercial and office developments. There is some evidence of redevelopment and reinvestment of businesses along 107 Avenue.

The Royal Alexandra Hospital is located in the neighbourhood between Kingsway Avenue and 111 Avenue west of 101 Street; and is a major employment centre within the City. Central McDougall is also home to the Prince of Wales Armoury, a historically registered site. The building is home to the City Archives and various other uses that are community-based in nature.

APPENDIX:

DEFINITIONS OF TERMS

The following are definitions of terms used throughout this profile.

Affordable Housing: Housing that is modest in terms of floor area and amenities, that meets household needs and that has rents or payments below Average Market Rent in the community or area in which the unit is located. (Housing and Urban Affairs, Government of Alberta, 2011)

Dwelling: For the purposes of this study, a private dwelling with a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons. (Statistics Canada)

Emergency Shelter: Basic Shelter to address homelessness. (Housing and Urban Affairs, Government of Alberta, 2011)

Ethnic Origin: the ethnic or cultural origins of the respondent's ancestors. (Statistics Canada, 2014)

Household: For the purposes of this study, a private household is a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. (Statistics Canada, 2014)

Household Maintainer: The person residing in the household that is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. If no person in the household is identified as making such payments, the reference person may be so identified by default. (Statistics Canada, 2014)

Immigrant: A person who is or has ever been a landed immigrant/permanent resident. A landed immigrant/permanent resident is a person who has been granted the right to live in Canada permanently by immigration authorities. Immigrants are either Canadian citizens by naturalization (the citizenship process) or permanent residents (landed immigrants) under Canadian legislation. (Statistics Canada, 2014)

Non-market housing: Non-market housing is defined as housing that is operated and funded or created through direct government subsidies and includes different categories of housing based

on the associated services needed by the clients. Non-market housing is further segmented into the categories of Affordable Housing and Subsidized Housing:

- Affordable Housing is rental or ownership housing that generally does not require on-going (operating) subsidies and is both affordable and targeted for long-term occupancy to households with incomes between 100 percent and 80 percent of the median renter income for their household size;
- Subsidized Housing is primarily rental housing that requires on-going operating subsidies to make it affordable on a long-term basis to households with incomes that are generally between 80 percent and 65 percent or less of the median renter income for their household size. (Capital Region Board Housing Plan, 2009)

Permanent Supportive Housing: Housing for individuals and families that include supports and services integrated into the housing and no length-of-stay duration. Services depend on clients' needs and are provided to help residents maintain independence and stability to promote social inclusion. (Human Resources and Skills Development Canada, *Reference Guide*, 2010)

Short-term Supportive Housing: Temporary Housing with support to assist client movement into permanent housing. (Housing and Urban Affairs, Government of Alberta, 2011)

Supported Housing: Primarily rental housing for which on-going operating subsidies are provided to increase affordability to residents, but where residents receive outreach support services to enable them to retain their occupancy. Examples include Housing First and Subsidized Seniors Self-Contained Housing where residents receive Home Care supports. (City of Edmonton, 2011)

Structural Types of Dwellings:

Single-detached house

A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house. (Statistics Canada, 2014)

Semi-detached house

One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it and the two units together have open space on all sides.

Row house

One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Apartment, duplex

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Apartment, building that has five or more storeys

A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment, building that has fewer than five storeys

A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Other single-attached house

A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or to another residential structure (e.g., an apartment building).

Movable dwelling - Movable dwelling

Includes mobile homes and other movable dwellings such as houseboats and railroad cars.

Transitional Housing: Housing facilities that provide services beyond basic needs and that, while not permanent, generally allow for a longer length of stay than emergency housing facilities (up to three years). These facilities offer more privacy to residents than emergency housing and place greater emphasis on participation. This is targeted to those in need of structure, support and/or skill-building to move from homelessness to housing stability and ultimately to prevent a return to homelessness. (Human Resources and Skills Development Canada, *Reference Guide*, 2010)

Visible Minority: A person belonging to a visible minority group as defined by the Employment Equity Act and to which the person belongs. The Employment Equity Act defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour". The visible minority population consists mainly of the following groups: Chinese, South Asian, Black, Arab, West Asian, Filipino, Southeast Asian, Latin American, Japanese and Korean. (Statistics Canada, 2014)

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