



2014

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INFILL IN  
EDMONTON-  
SINGLE  
DETACHED

**Edmonton**

*For more information contact [growthanalysis@edmonton.ca](mailto:growthanalysis@edmonton.ca)*

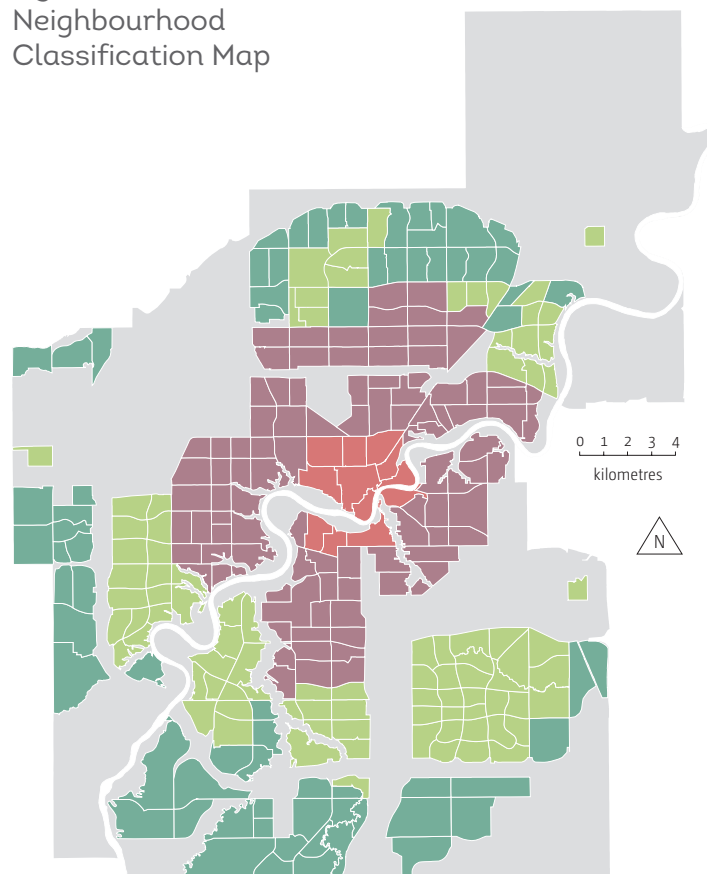
## DESCRIPTION

Single detached units can be found in neighbourhood types throughout the City of Edmonton (*central core, mature, established & developing*). Historically, it has been the housing type that generates the most units gains city-wide\* due to high numbers of single detached homes being constructed in the city's suburban developing neighbourhoods.

Within our central core, mature and established neighbourhoods, single detached units are one of many housing types constructed. To make way for the new single detached units, existing structures are demolished, and a new single detached home (or another housing type) is built on the existing lot. While there have been cases of single detached units being constructed on vacant land, the majority of construction takes a

“one demolished, one constructed” approach. In some instances, this demolition and construction on a single lot presents data that suggests loss instead of reinvestment. In order to capture the reinvestment value of development, construction value is examined along with unit growth.

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](http://edmonton.ca/growthanalysis)*

\*4,803 single detached units were constructed in 2014, accounting for 40% of all residential unit construction.

## PURPOSE OF THIS ANALYSIS

In this report, analysis of unit gains is done both without and with demolitions. This is done to acknowledge and understand the implications in the changes to our single detached units. Single detached unit growth is examined both separately and in tandem with construction value.

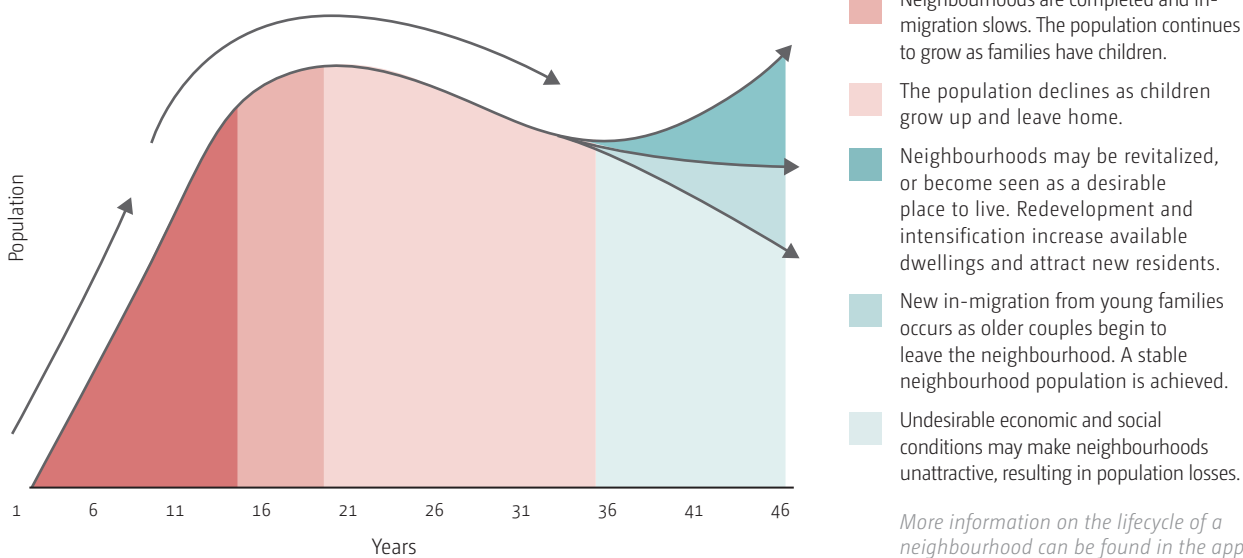
Zoning regulates the type of built form and activities that can occur on a site, and any building activity must meet zoning regulations. As a result, zoning and building activity are inherently linked. The inclusion of zoning where single detached units are being built in our central core, mature and established neighbourhoods provides further data regarding our existing zoning and where this reinvestment into new units is occurring.

For more info on the redevelopment of the City of Edmonton's neighbourhoods, please see the City of Edmonton's Evolving Infill webpage at [edmonton.ca/city\\_government/urban\\_planning\\_and\\_design/residential-infill.aspx](http://edmonton.ca/city_government/urban_planning_and_design/residential-infill.aspx)

For more info on the Infill Series visit [edmonton.ca/city\\_government/urban\\_planning\\_and\\_design/evolving-infill.aspx](http://edmonton.ca/city_government/urban_planning_and_design/evolving-infill.aspx)

Further zoning information can be found at [edmonton.ca/bylaws/licences/bylaws/zoning-bylaw.aspx](http://edmonton.ca/bylaws/licences/bylaws/zoning-bylaw.aspx)

Figure 2  
The Typical Life Cycle  
of a Neighbourhood



## THE CURRENT SITUATION

While infill development is often thought to be apartments or other multi-unit dwellings, it can also be a single detached home. Single detached homes, depending on size, can house families and single individuals.

Our core, mature and established neighbourhoods tend to be within the 21-36 year stage of the neighbourhood life cycle and beyond (see figure 2). This is a pivotal point in the neighbourhood life cycle, where population of a neighbourhood can be revitalized, stabilized or

experience population losses. Tracking development in these neighbourhood types allows The City of Edmonton to measure housing unit (and associated population) changes occurring in these areas and develop policy based on activity and trends.

Building permits track not only units, but additional information related to development and construction including external façade improvements, internal upgrades, and additional structures (eg. garages). This reinvestment into an individual home is valuable to the neighbourhood as a whole, and suggests regeneration and revitalization

of a neighbourhood. The construction of new units (single detached and otherwise) in the central core, mature and established neighbourhoods suggest that citizens want to be part of the communities in these areas and that building in these areas is worth the investment in finances.

for more information on infill, please see the Evolving Infill webpage at [edmonton.ca/city\\_government/urban\\_planning\\_and\\_design/evolving-infill.aspx](http://edmonton.ca/city_government/urban_planning_and_design/evolving-infill.aspx)

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## SINGLE DETACHED UNIT CONSTRUCTION

In 2014, city wide gross total single detached unit growth was 4,803 units. Approximately 7% of the city wide units were in core, mature and established neighbourhoods (328 units). In 2013, citywide gross single detached constructed totaled 4123 units, 280 of which were in core, mature, and established neighbourhoods in total. This also accounts for approximately 7% of the City's gross single detached unit growth in 2013. It is interesting to note that regardless of the increase in unit growth that occurred from 2013 to 2014, the percentage of gross total units citywide remained constant.

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Figure 3  
2014 Single Detached Units  
by Neighbourhood Type

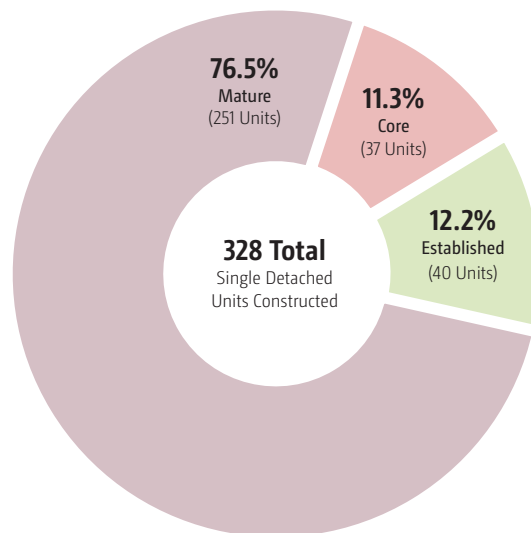


Table 1  
Core Neighbourhoods:  
Total Single Detached  
Units by Zone

Zoning	Total
DC1	2
RF2	19
RF3	10
RF4	1
RF5	1
RF6	2
RPL	2
Grand Total	37

Table 2  
Mature Neighbourhoods:  
Total Single Detached  
Units by Zone

Zoning	Total
DC1	3
RA7	2
RA8	1
RA9	2
RF1	148
RF3	83
RF4	9
RSL	3
Grand Total	251

Table 3  
Established Neighbourhoods:  
Total Single Detached  
Units by Zone

Zoning	Total
DC2	10
RF1	12
RF4	7
RF4, RF5	1
RR	1
RSL	9
Grand Total	40

## UNITS BY ZONE AND NEIGHBOURHOOD TYPE

When we look at these tables, it is apparent that some zones see more activity with single detached unit construction than others. It makes sense that the RF1 zone (*single-detached residential zone*) sees the most single detached activity in these neighbourhoods, with the total count of 160 gross units being constructed.

Additional residential zones had activity in each zone, as did DC1 and DC2 (*direct control zones*). The DC1 (*Direct Control 1*) zone, which is used to preserve, enhance character had activity in the core and mature neighbourhoods (5 units). While this may be the result of a higher concentration of DC1 (*Heritage Zoning*) in these neighbourhoods, it also suggests an effort to maintain character.

The DC2 (*Site Specific Direct Control 2*) zone is found in the established neighbourhoods (10 units). 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. The activity in this zone suggests efforts being made to ensure new homes are compatible with the existing neighbourhood.

*For more information on zoning, please see the appendix or view Edmonton Zoning Bylaw 12800 at [webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw\\_12800.htm](http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm)*

## SINGLE-DETACHED UNITS WITH CONSTRUCTION VALUE

When examining the data, a net loss of single detached units is presented. This loss of single detached units garners different reactions from citizens, developers, policy makers and city officials. Reasons for demolishing single detached units vary; to make way for a different type of land use, to construct a multi-unit dwelling or to construct a new single detached unit.

The total construction value accrued from both demolitions and constructions is illustrated in the graph on this page. While there was a net loss of single detached units in the core, mature and established neighbourhoods, construction value is significant, with over 524 million dollars of reinvestment into these neighbourhoods.

**It is noteworthy that while net losses in single detached units occurred, reinvestment in these areas happens simultaneously.**

Figure 4  
Single Detached  
Units Construction Value

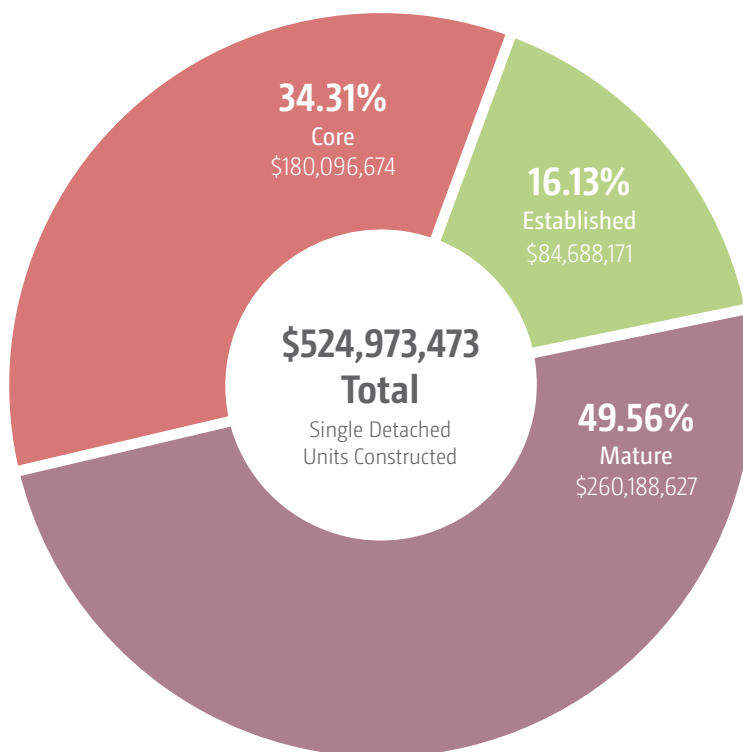


Table 4  
Single Detached Units Analysis Totals

Neighbourhood Type	Single-Detached Units Constructed	Single Units Demolished	Net Units	Total Construction Value (\$)
Core	37	52	-15	180,096,674
Mature	251	431	-180	260,188,627
Established	40	13	-27	84,688,171
Totals	328	496	-222	524,973,473

## APPENDIX

### 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.

#### **RR - Rural Residential Zone**

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

#### **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.

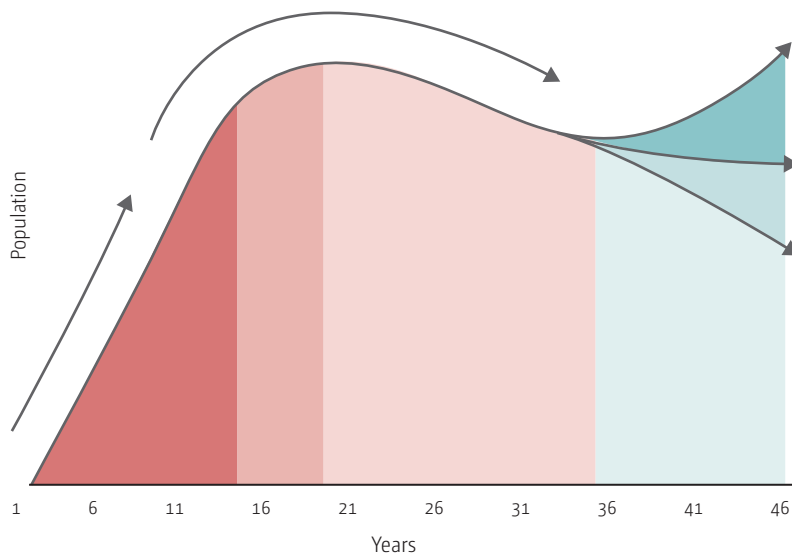
*Full regulations are available through the Zoning Bylaw 1200 at [edmonton.ca/zoningbylaw](http://edmonton.ca/zoningbylaw)*

### WHAT IS A NEIGHBOURHOOD LIFE CYCLE?

All neighbourhoods change as they go through a typical lifecycle process. When they are first building out, new neighbourhoods experience rapid population expansion as the community develops, new households are formed and household size grows. They then tend to stabilize for a period of time, which is followed by population decline as children grow

up and leave home. Neighbourhoods can then experience a variety of transitions and different outcomes over time. Neighbourhood populations may continue to shrink as household size declines for a period, or they may grow again as new generations of Edmontonians move in and expand their household size.

#### The Typical Lifecycle of a Neighbourhood



Development of vacant lands results in population increase, typically young families with young children.

Neighbourhoods are completed and in-migration slows. The population continues to grow as families have children.

The population declines as children grow up and leave home.

Neighbourhoods may be revitalized, or become seen as a desirable place to live. Redevelopment and intensification increase available dwellings and attract new residents.

New in-migration from young families occurs as older couples begin to leave the neighbourhood. A stable neighbourhood population is achieved.

Undesirable economic and social conditions may make neighbourhoods unattractive, resulting in population losses.