



MATURE NEIGHBOURHOOD REINVESTMENT

2016



Edmonton

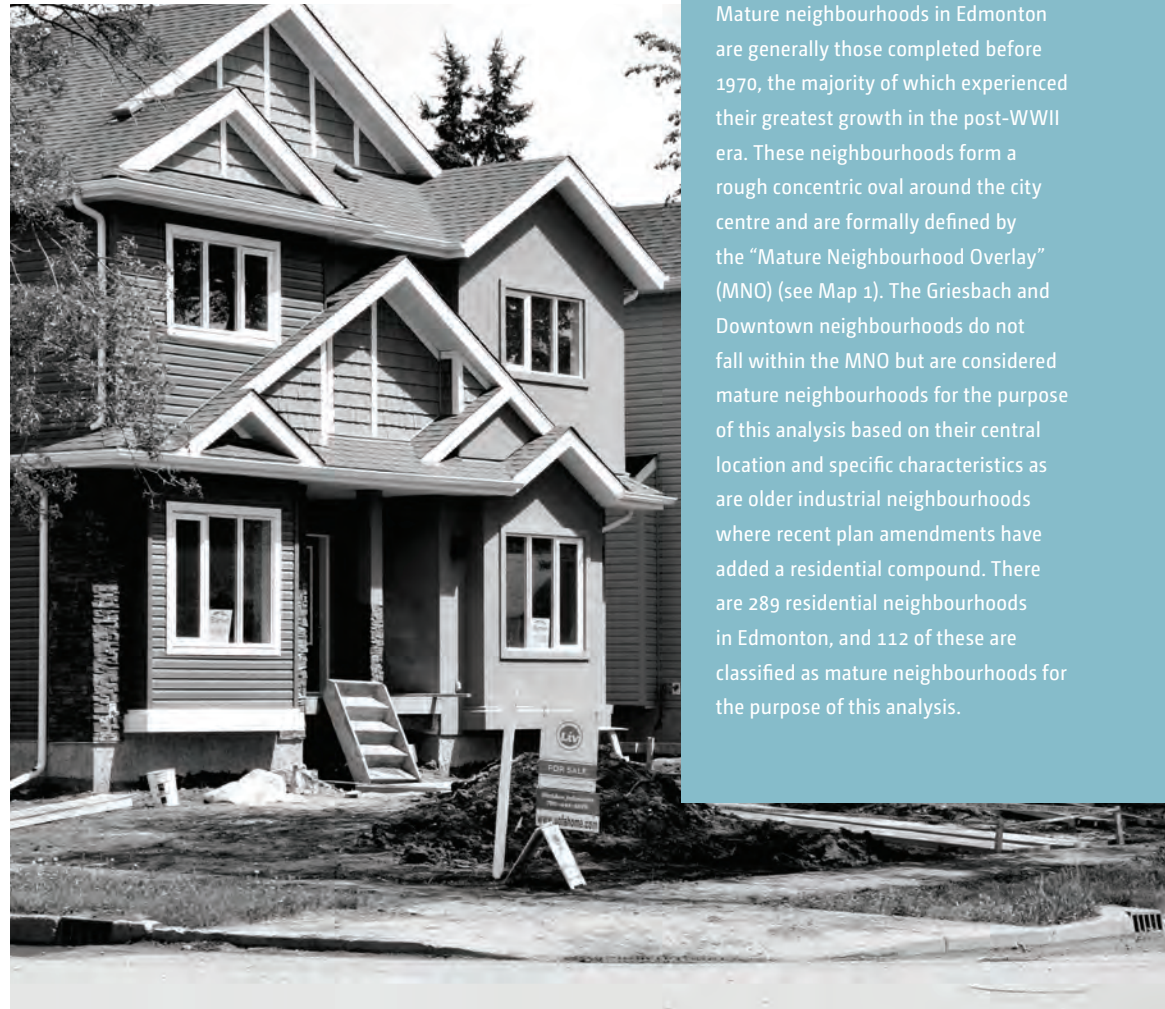
INTRODUCTION

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 2016 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 289 residential neighbourhoods in Edmonton, and 112 of these are classified as mature neighbourhoods for the purpose of this analysis.

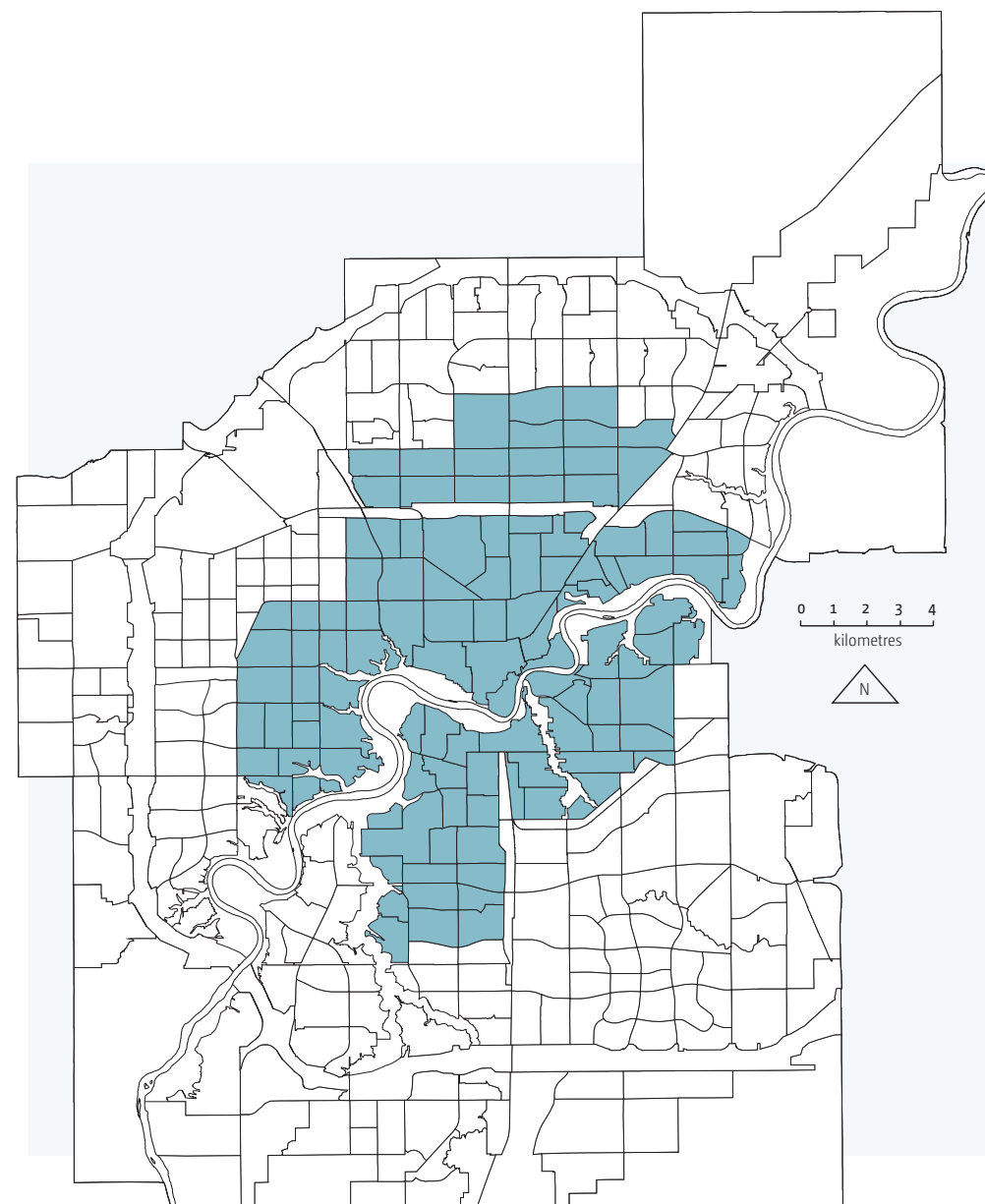
CITY OF EDMONTON MATURE REINVESTMENT NEIGHBOURHOODS

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	Rosslyn
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 and 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



2016 HIGHLIGHTS

Construction Value

The value of residential construction in the mature neighbourhoods (including Downtown) increased significantly in 2016, up 75.4% to \$797 million (Figure 1). Conversely, City-wide residential construction values saw a 23.2% decrease in value to approximately 2.45 billion dollars (in 2015, 3.19 billion dollars).

In 2016, in mature neighbourhoods, there were 3,298 permits issued for single-family construction valued at \$207 million (including Secondary Suites), and 460 permits issued for multi-family construction valued at \$591 million.

Of the total permits, two were valued at over \$360 million (In Downtown). These high-value permits account for 741 new dwelling units in the mature neighbourhoods.¹

The value of construction in the core neighbourhoods was 508 million in 2016. The core neighbourhoods had 287 permits issued, accounting for 1,329 (66%) of the net dwelling units in the mature areas.

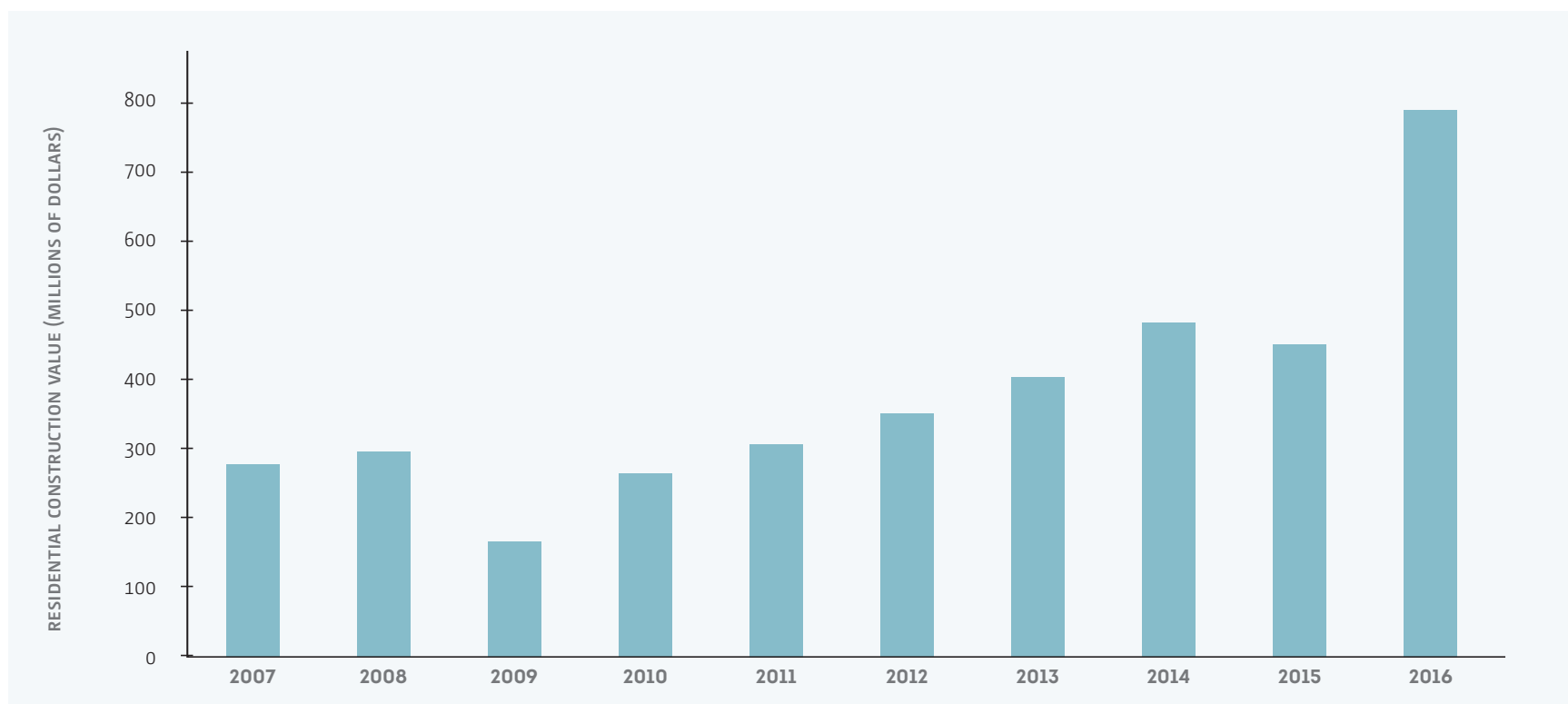


Figure 1: Value of Residential Construction in Mature Neighbourhoods 2007-2016 (in millions)

¹ In 2016, Downtown neighbourhood experienced the highest net unit gain due to two large mixed use buildings with 741 net unit gain that has a construction value of \$360 million in total.

Number of Permits

The total number of residential building permits issued in mature neighbourhoods increased from 3,490 in 2015 to 3,758 in 2016. (Figure 2). The average number of yearly residential building permits in mature neighbourhoods over the last ten years is 3,078.

Permits for alterations, additions and demolitions of existing structures accounted for 68% of the residential permits. New dwelling units (including single, multi and secondary suites) accounted for 23% of residential building permits issued.

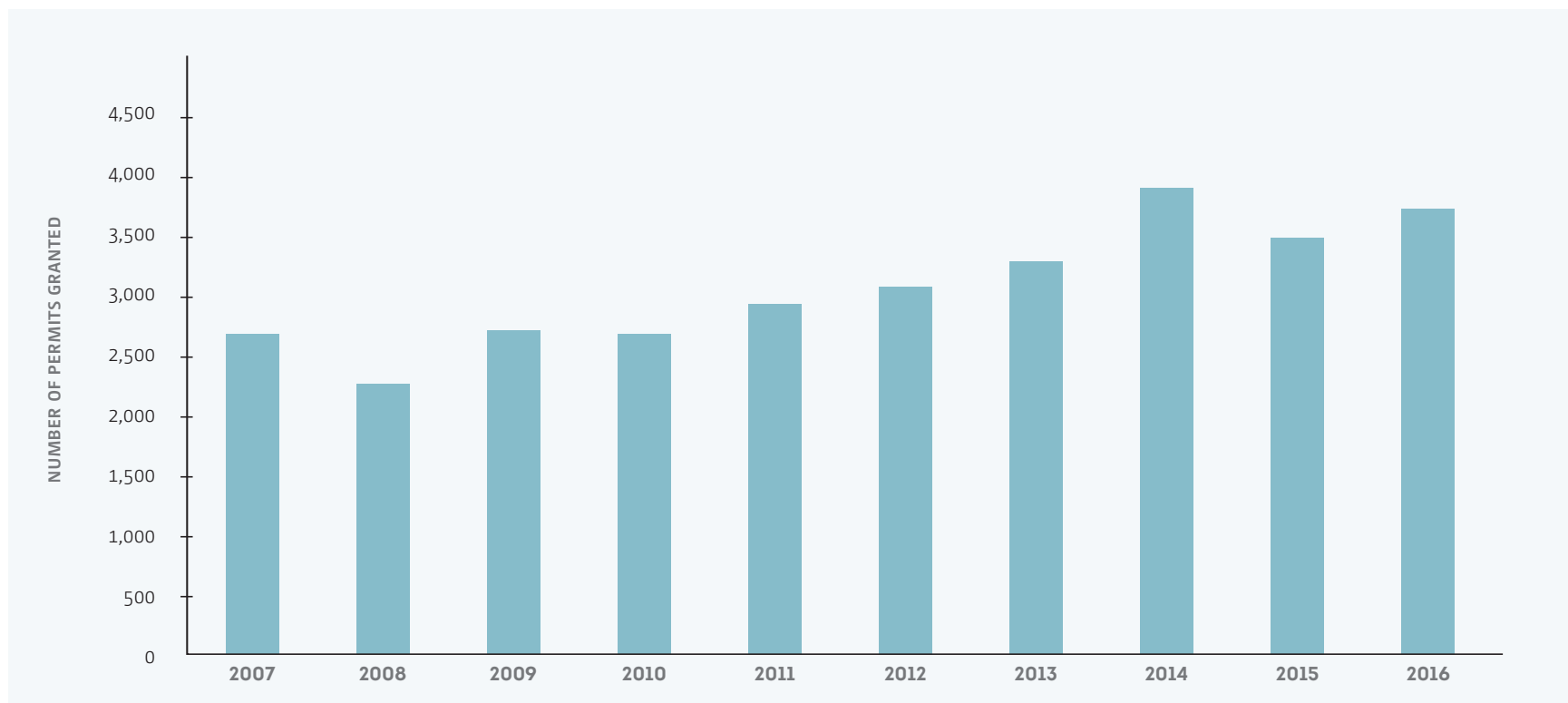


Figure 2: Number of Residential Construction Permits Granted in Mature Neighbourhoods 2007-2016

Unit Growth

Net unit growth in the mature neighbourhoods (including secondary suites) was up in 2016 to 2,094 (permits were granted to build 2,634 new units and 540 units were demolished) from 1,701 in 2015 (see Figure 3). The highest net unit growth in the last ten years was achieved in 2016 with 2,094 units/year. The 2014 year was the second highest with 1731 units/year.

The core neighbourhoods saw 64% of all net unit gains in the mature area (with 1,335 units). The highest gains in mature and core neighbourhoods were in Downtown (1,063), Queen Mary Park (180), Griesbach (149) and Strathcona (90 units).

Within the mature neighbourhoods, new dwelling construction continued to follow the trend of more multifamily units than single-family units. In 2016, although permits were issued to construct 385 new single family units, 416 single family units were demolished, resulting in a net loss of 31 single family units.

Permits were also issued for 1,913 multi-family units, with only 118 units demolished, representing a net gain of 1,795 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

NHBDs WITH HIGHEST NET UNIT GAINS IN 2016	
Downtown	1063
Queen Mary Park	180
Griesbach	149
Strathcona	90
Gainer Industrial	71
Parkdale	68
Bonnie Doon	36
Eastwood	29
Balwin	27
Ritchie	27

Table 2

NHBDs WITH LOWEST NET UNIT GAINS IN 2016	
Kilkenny	-55
Oliver	-28
Laurier Heights	-3
Woodcroft	-1
Westbrook Estates	-1
Cromdale	-1
Capilano	-1

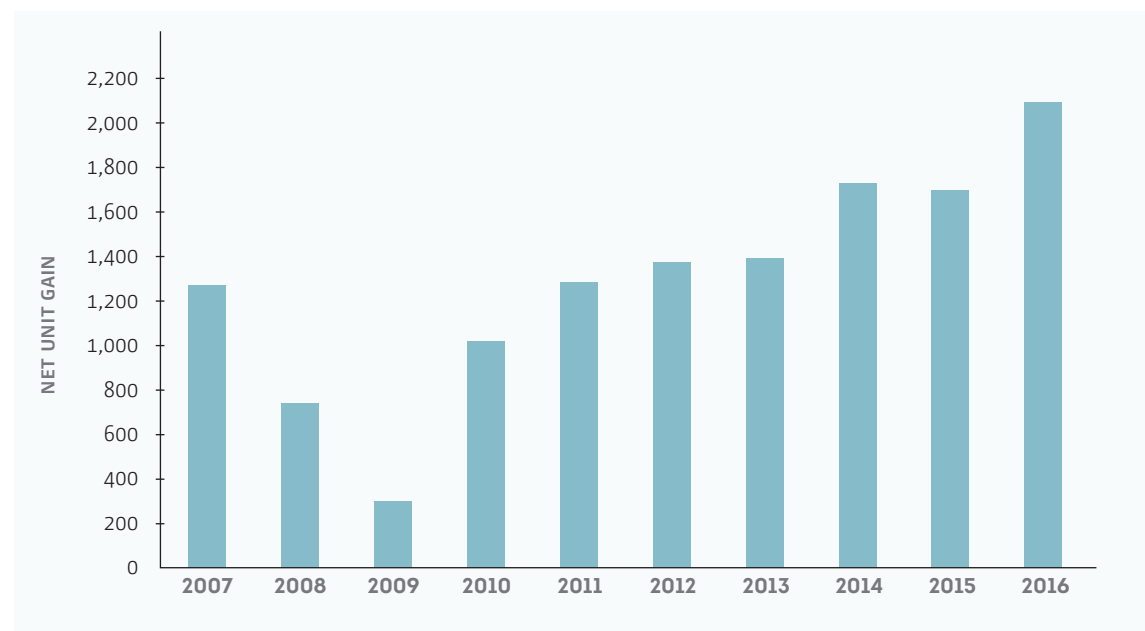


Figure 3: Net Unit Gain in Mature Neighbourhoods 2007-2016

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 2016, permits were granted to construct 336 secondary suites (including garage and garden suites), and demolish six secondary suites in the mature neighbourhoods for a

total of 330 new secondary suite units. This is an increase of 26 units from our 2015 (304) counts. This year (2016) has had the highest number of net secondary suite units to date. These permits included the addition of Secondary Suites to both new construction (single-family dwellings) and existing single-family dwellings. Secondary Suites made up 16% of net dwelling units in the mature areas.

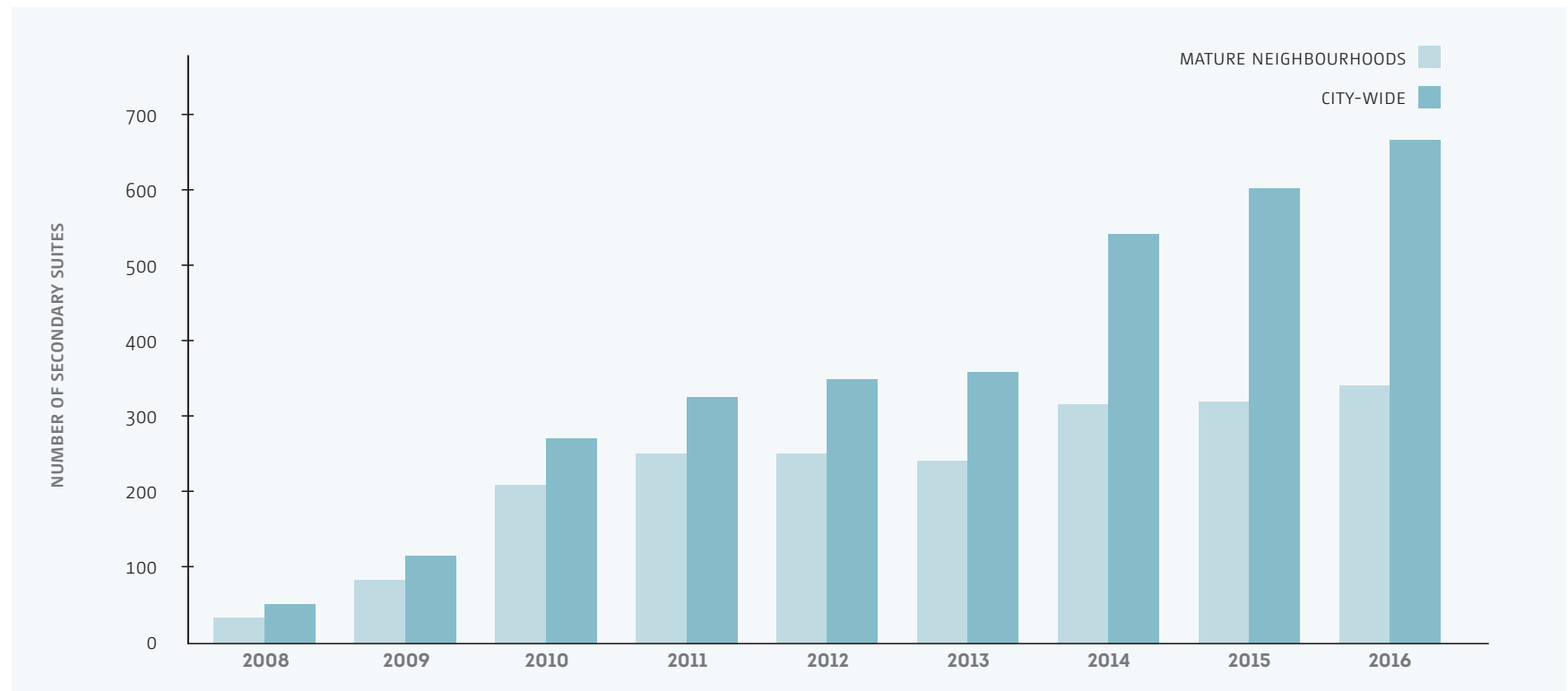


Figure 4: Secondary Suites 2008-2016

SUMMARY OF MATURE NEIGHBOURHOOD REINVESTMENT 2016

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

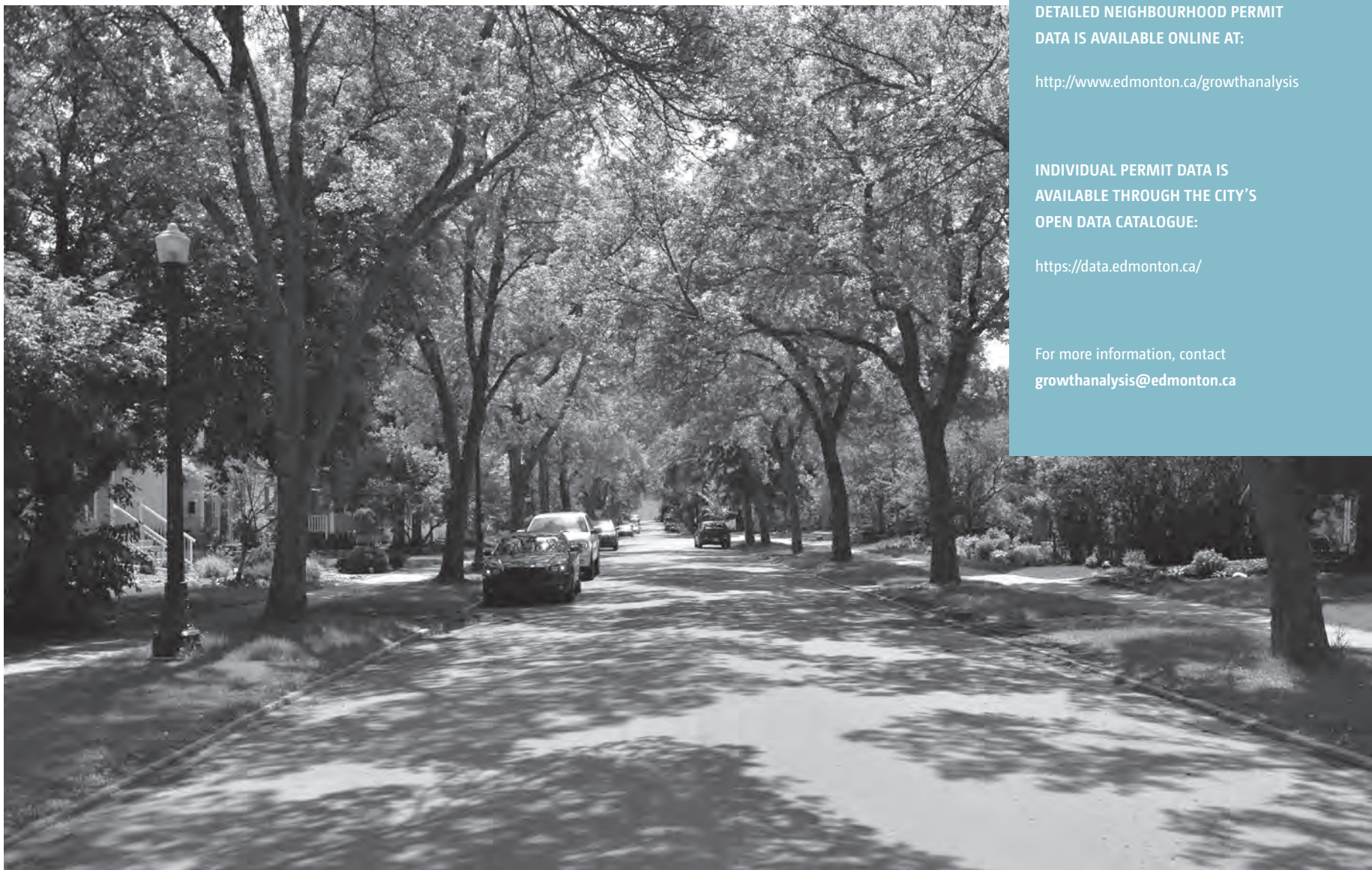
	CONSTRUCTION VALUE	% CHANGE IN VALUE (2015 TO 2016)	NUMBER OF NEW UNITS	% CHANGE IN NEW UNITS (2015 TO 2016)	UNITS DEMOLISHED	NET UNIT GAIN
TOTAL	\$797,434,621	75%	2,634	21%	540	2,094
SINGLE	\$206,679,149	4%	385	8%	416	-31
MULTI	\$590,755,472	130%	1,913	28%	118	1,795
SECONDARY SUITES			336	5%	6	330

Construction Value Summary (\$)

	CONSTRUCTION VALUE	PERCENTAGE SHARE
Residential permits in mature neighbourhoods as a % of city-wide residential permits, excluding core neighbourhoods	\$289,900,413	12%
Core neighbourhoods residential permits as a % of city-wide residential permits	\$507,534,208	21%
Residential permits in developing and established neighbourhoods (suburban) as a % of city-wide residential permits	\$1,653,129,950	67%
CITY-WIDE RESIDENTIAL PERMIT VALUE	\$2,450,564,571	100%

Dwelling Unit Summary

	DWELLING UNITS	PERCENTAGE SHARE
Dwelling units in mature neighbourhoods as a % of city-wide dwelling units, excluding core neighbourhoods	759	9%
Core neighbourhoods as a % of city-wide dwelling units	1,335	16%
Dwelling units in developing and established neighbourhoods (suburban) as a % of city-wide dwelling units	6,449	75%
CITY-WIDE DWELLING UNITS	8,543	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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