



JASPER PLACE

NEIGHBOURHOOD

HOUSING ASSESSMENT

NOVEMBER 2013

West Jasper Place

Glenwood

Britannia Youngstown

Canora



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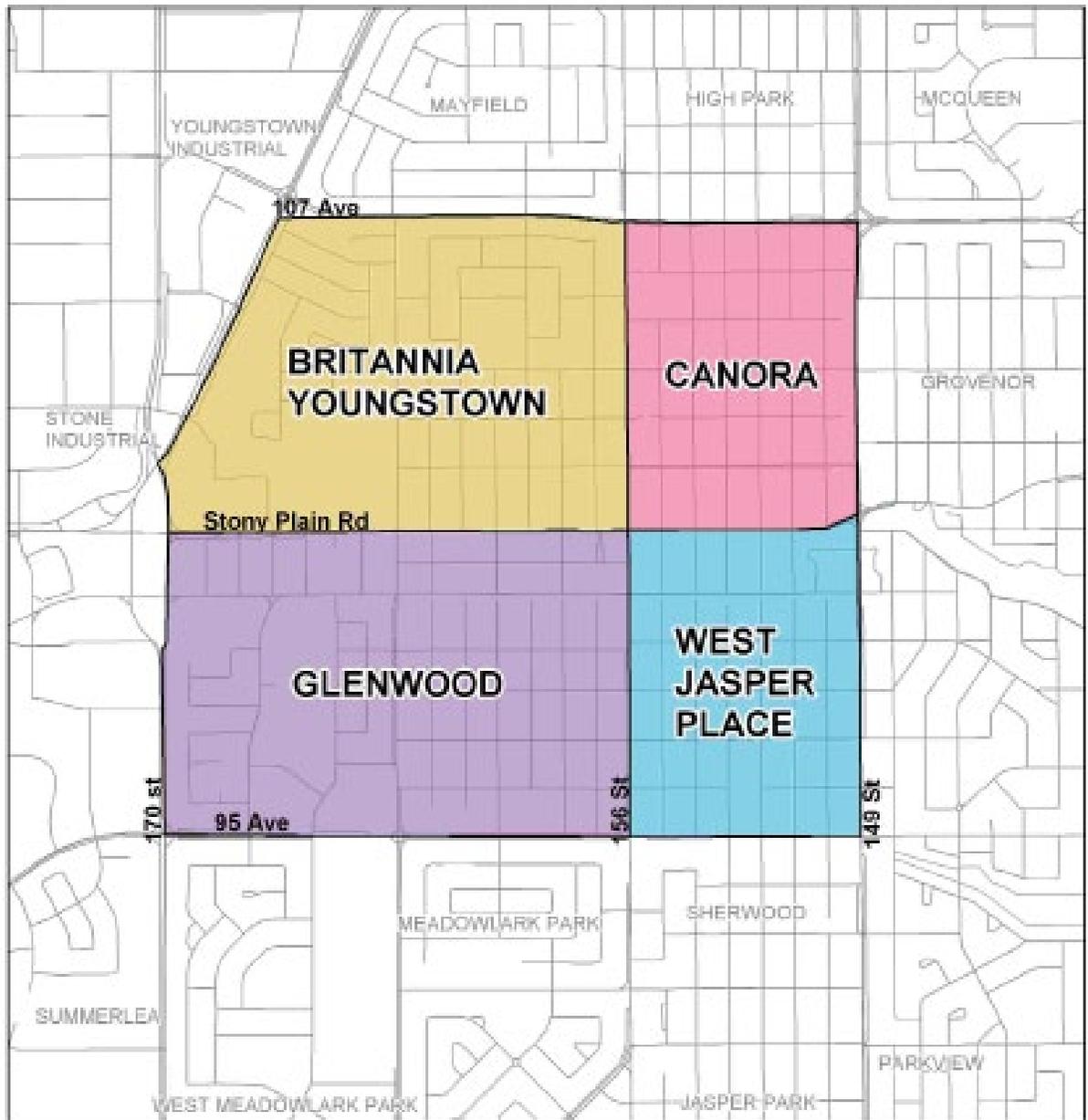


Figure 1: The Four Jasper Place Neighbourhoods

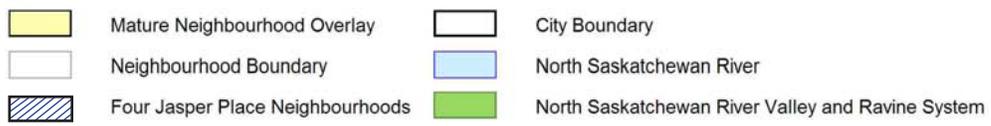
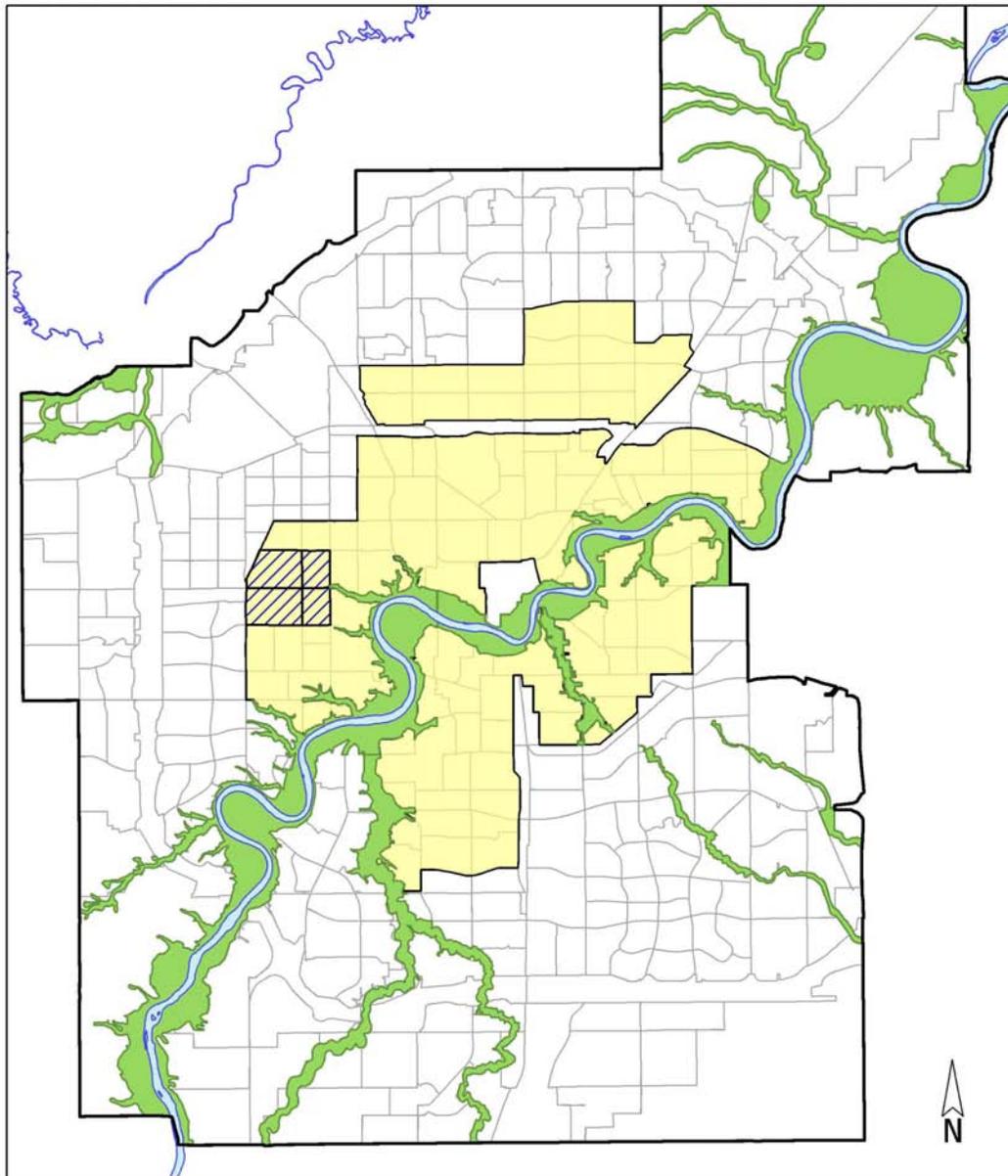


Figure 2: City of Edmonton and Mature Neighbourhood Overlay

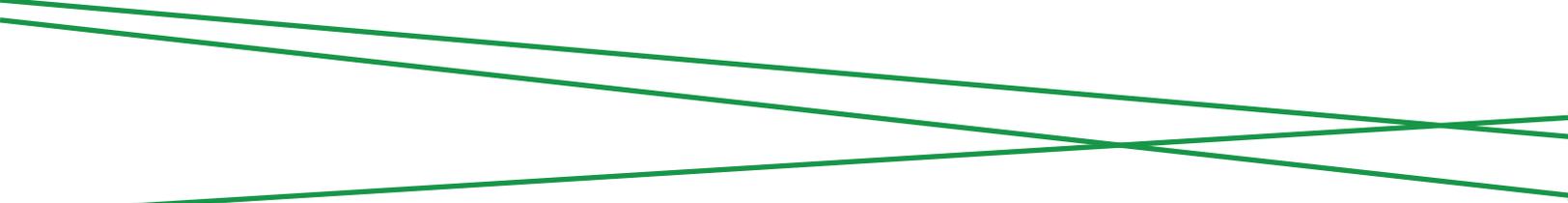


A: INTRODUCTION

In 2009, the City approved a revitalization strategy for Jasper Place. One of the goals identified by the revitalization strategy was to develop an Area Redevelopment Plan (ARP) for the four Jasper Place neighbourhoods: Britannia Youngstown, Canora, Glenwood, and West Jasper Place. The Jasper Place ARP is now underway.

In support of the ARP, the City has completed this document, a technical report that assesses housing conditions in the four Jasper Place neighbourhoods. The purpose of this report is to:

1. Provide a descriptive inventory of housing in Jasper Place's four neighbourhoods. This inventory will provide a statistical "baseline" to help inform the work of the ARP.
2. Identify initial issues and concerns of Jasper Place's residents, businesses, real estate professionals, and other community stakeholders related to housing.



Acknowledgements

This housing assessment was undertaken by the City of Edmonton in conjunction with CitySpaces Consulting. The Assessment's content was also shaped by helpful input from participants in the City's ongoing ARP process, and conversations with a number of people living and working in Jasper Place's four neighbourhoods, including:

- Jasper Place Revitalization Steering Committee,
 - West Jasper/Sherwood Community League,
 - Britannia Youngstown Community League,
 - Canora Community League,
 - Jasper Place Health and Wellness Centre,
 - Various realtors working in the Jasper Place area, and
 - City of Edmonton staff.
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How this Housing Assessment is Organized

Following the **Introduction**, there are three sections to this assessment:



Section B: Photographic Record, a representative illustration of housing in Jasper Place (Photographs were taken from September to early November 2012);



Section C: Jasper Place Housing Indicator Analysis, a descriptive inventory of housing in Jasper Place; and



Section D: What We Heard, issues and concerns identified by stakeholders during initial engagement activities.



B: PHOTOGRAPHIC RECORD

Detached Homes, 1920s - 1940s



Detached Homes, 1920s - 1940s Continued



Detached Homes, 1950s - 1970s



Detached Homes, 1950s - 1970s Continued



Newer Detached Homes, 1990+



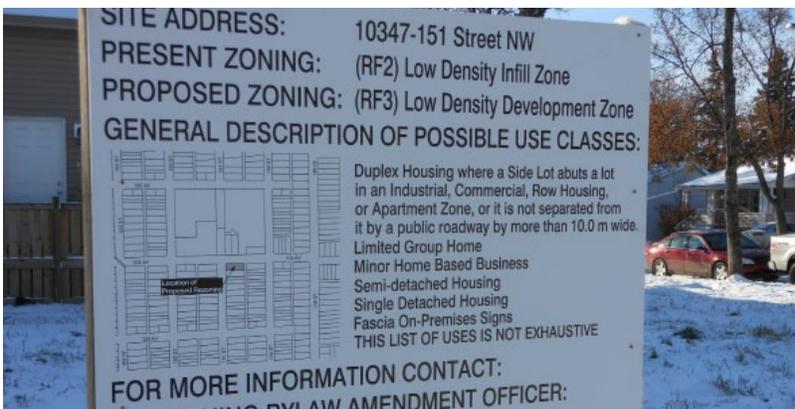
Newer Detached Homes, 1990+ Continued



Semi-detached Homes, 1960s



Newer Semi-detached Homes, 2000+



Ground-oriented townhouses & Bare Land Strata



Low-rise Apartments, 1960s and 1970s



Low-rise Apartments, 1960s and 1970s Continued



Newer Apartments (rental and condo)





C: HOUSING INDICATOR ANALYSIS

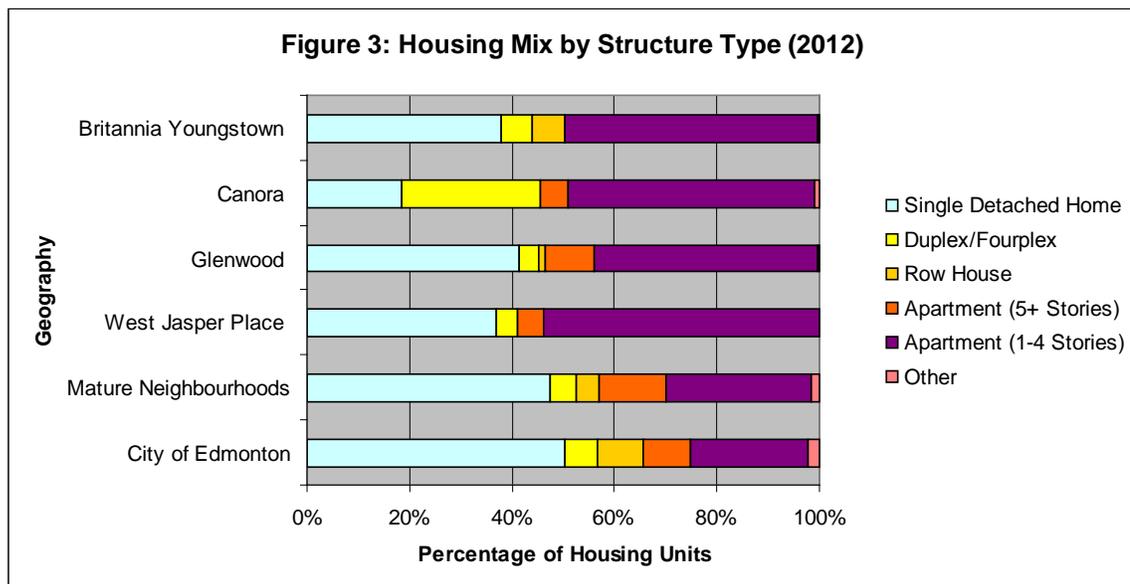
This section describes 11 neighbourhood housing indicators, which are drawn from a range of sources, including the City of Edmonton Municipal Census, Statistics Canada, Canada Mortgage and Housing, and the City's assessment database. Where possible, the data is provided for each Jasper Place neighbourhood, along with comparisons to Edmonton as-a-whole. A number of indicators also provide a comparison between the Jasper Place neighbourhoods and all neighbourhoods within the Mature Neighbourhood Overlay (see Figure 2 for a map of the overlay within the City boundary).

DESCRIPTOR 01

STRUCTURAL TYPE

The four Jasper Place neighbourhoods are predominately comprised of single detached homes (2,886 homes) and walk-up apartments in buildings less than five storeys in height (4,035 units). There are also a number of duplexes and fourplexes that are integrated within single detached oriented blocks (794 units). There are a total of 423 dwellings units in apartments greater than five storeys, primarily concentrated along the Stony Plain corridor and 149th Street.

Compared to the housing mix for the city as-a-whole, the four Jasper Place neighbourhoods have a higher percentage of apartments in buildings less than five storeys and a lower percentage of single detached homes (see Figure 3).

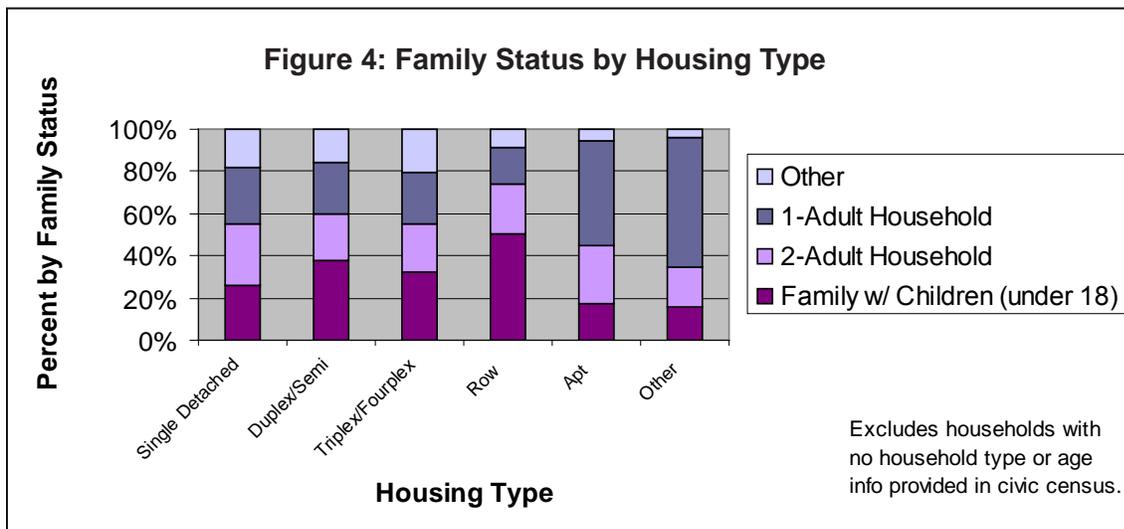


Source: 2012 Edmonton Municipal Census

Based on data from the 2012 Municipal Census, 43% of all families in Jasper Place live in single detached homes. In addition, 39% of families live in apartment units, 10% in duplex/semi-detached units, 6% in row houses, and 3% in triplexes/fourplexes.

Figure 4 below shows family status by housing type. Of note, 50% of row house units are occupied by families with children, followed by 38% of duplex/semi-detached units, 32% of all triplexes/fourplexes, 26% of single detached homes, and 17% of apartments.

The analysis also assessed the housing choices of seniors in Jasper Place. Of all the Jasper Place residents above age 65, 52% reside in single detached houses, followed by 38% in apartments, 7% in duplex/semi-detached units, and 1% in each triplex/fourplex, row houses and other unit types.



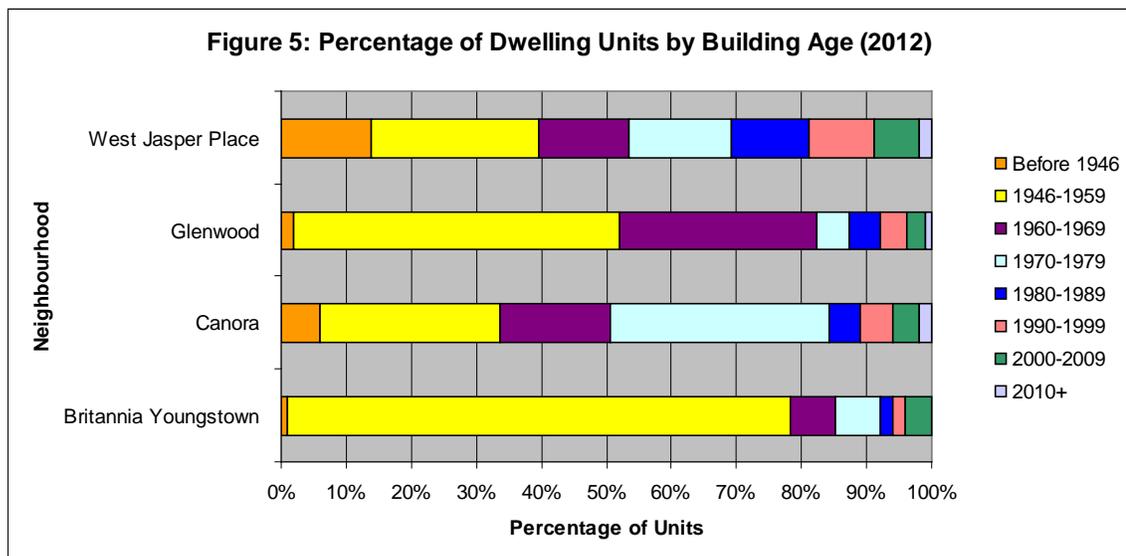
Source: 2012 Edmonton Municipal Census

DESCRIPTOR 02

BUILDING AGE

Housing construction in Jasper Place predominantly occurred from the mid-1940s to 1980—86% of dwellings were built during this 35 year period. Another 6% were built in the 1980s, and the remaining 10% were built since 1990.

This pattern varies only slightly among the four neighbourhoods. Of note, West Jasper Place has the highest percentage of homes built prior to 1946 (14%); Britannia-Youngstown has the highest percentage of homes built between 1946 and 1959 (78%); Glenwood has the highest percentage of homes built in the 1960s (31%); and Canora's housing was predominantly built in the 1960s and 1970s (51%).



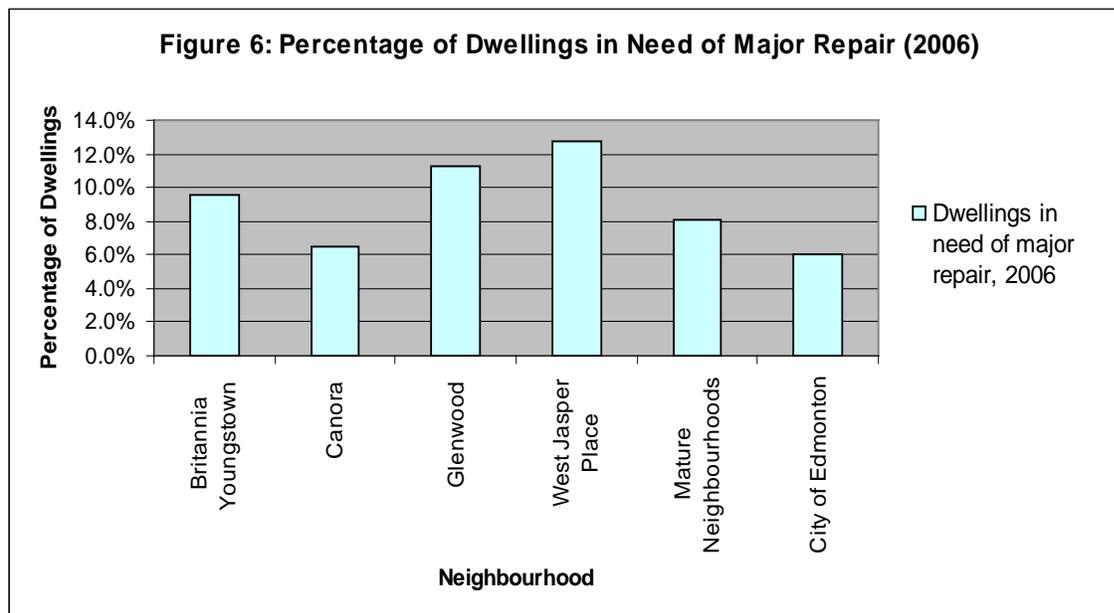
Source: 2012 Edmonton Municipal Census

DESCRIPTOR 03

EXTERIOR CONDITION

Based on data from the 2006 Canadian Census, over 10% of dwellings in Jasper Place are in need of major structural repair (approximately 775 dwelling units). This rate is higher than the rate for Edmonton as-a-whole (6%), as well as the average for all mature neighbourhoods (8%).

In 2006, the Jasper Place neighbourhood with the highest proportion of dwellings in need of major repair was West Jasper Place at 12.8%. The other Jasper Place neighbourhoods also had a higher percentage than Edmonton as-a-whole: Glenwood at 11.2%, Britannia Youngstown at 9.6%, and Canora at 6.5%.



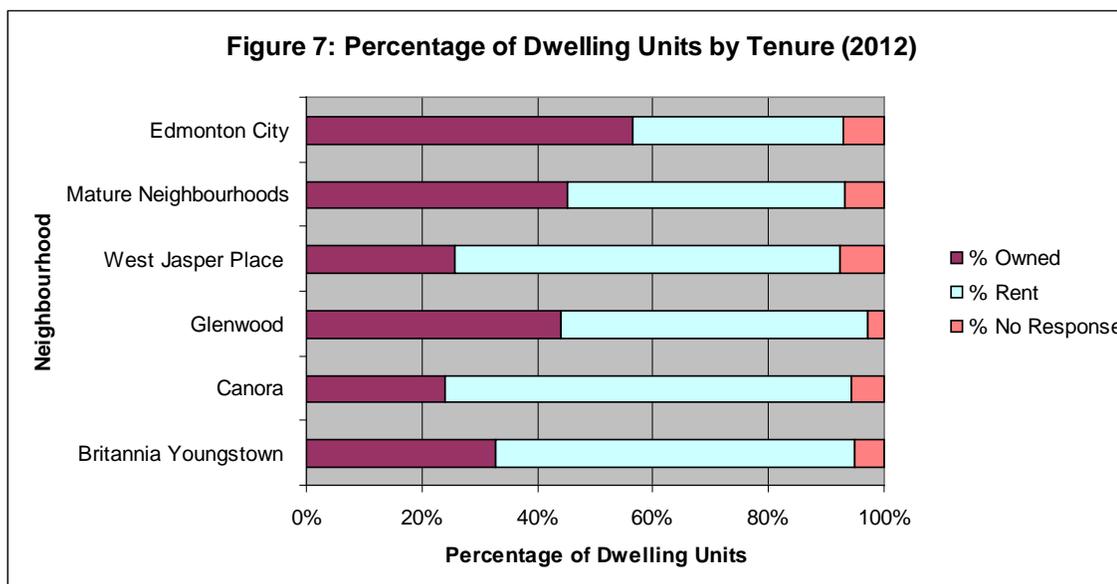
Source: 2006 Canadian Census

DESCRIPTOR 04

TENURE

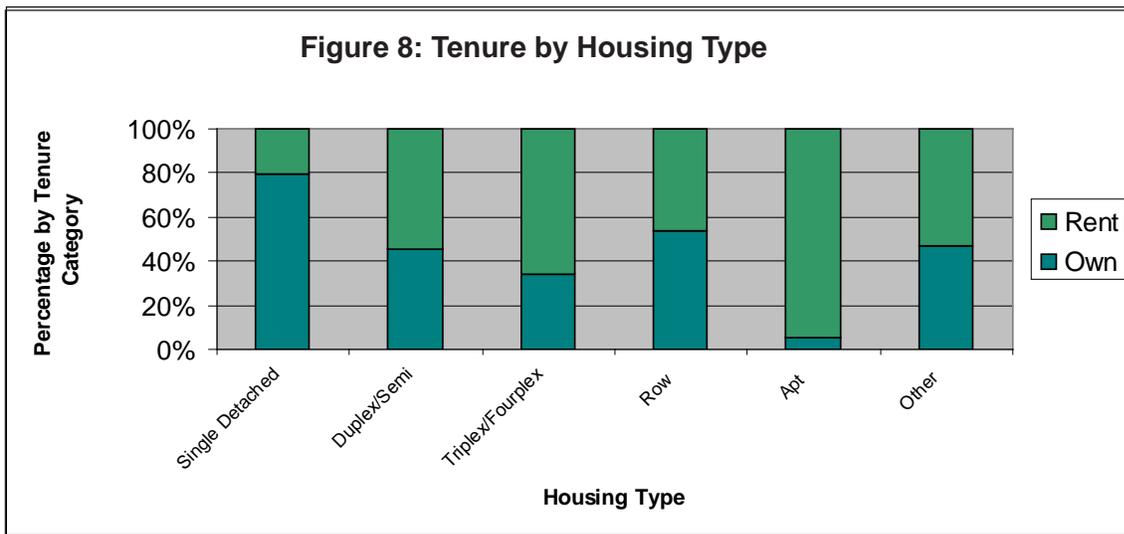
In 2012, in the four Jasper Place neighbourhoods, there were 4,675 renter-occupied dwellings and 2,476 owner-occupied dwellings (62% and 33% respectively with a no response rate of 5%).

When reviewing the tenure statistics for the four neighbourhoods, there is some variation from Jasper Place as-a-whole. Glenwood has a lower percentage of rented dwellings: the 2012 census shows that 53% are rented. This rates compares with 62% in Britannia Youngstown, 67% in West Jasper Place and 70% in Canora. City-wide, the relationship of owned and rented dwellings contrasts to Jasper Place: in 2012, 57% of dwellings were owned in Edmonton as-a-whole.



Source: 2012 Edmonton Municipal Census

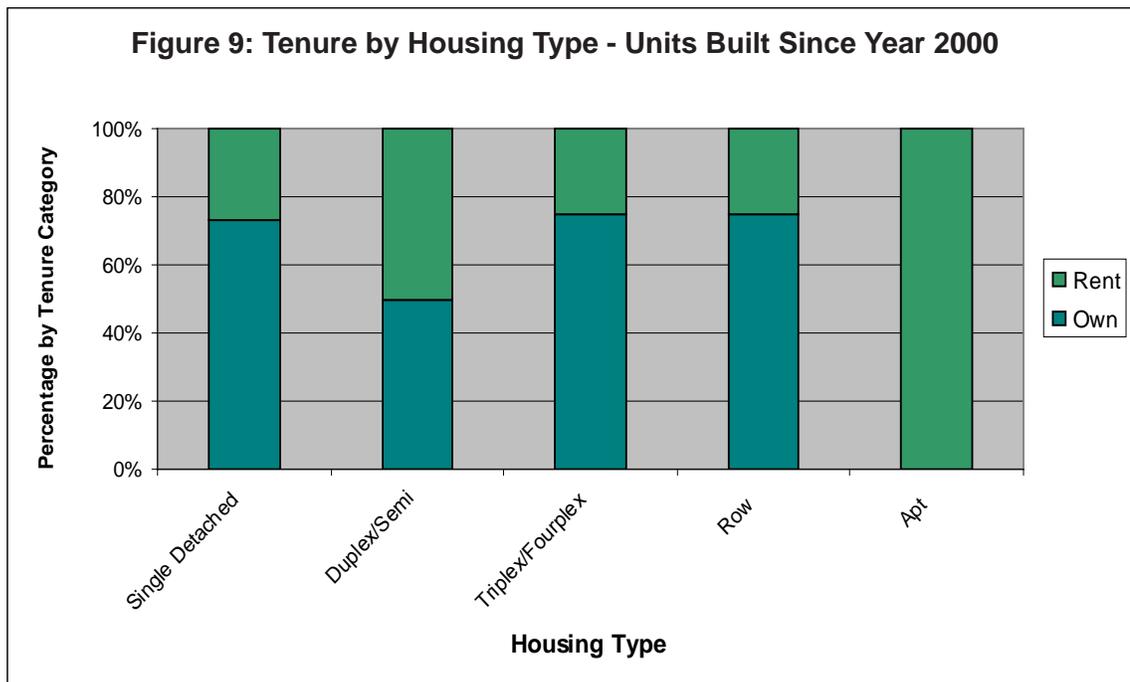
Additional analysis was completed to assess variation in tenure between different housing types. Figure 7 below shows that a high percentage of singled detached dwellings and row houses are owner-occupied: 79% and 54% respectively. The owner occupancy rate for duplex/semi-detached units is 46%, 34% for triplexes/fourplexes, and 6% for apartments.



Source: 2012 Edmonton Municipal Census

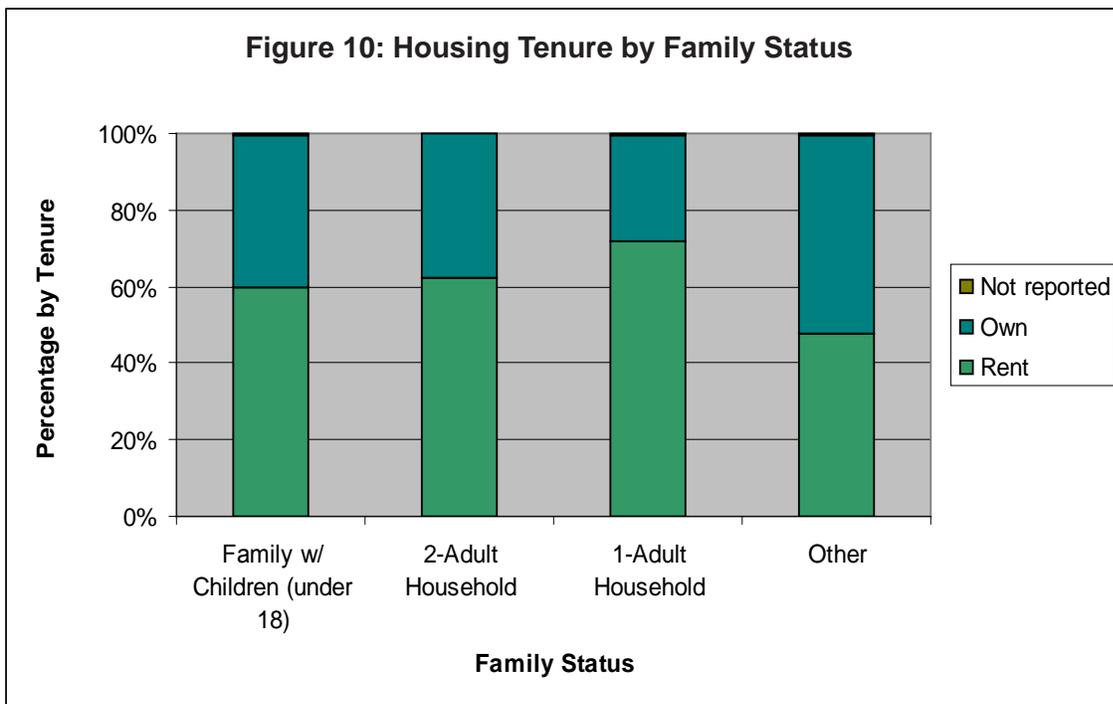
TENURE CONTINUED

Additional analysis of Municipal Census data shows that a high percentage of dwelling units developed in Jasper Place between 2000 and 2012 are owner-occupied. Based on the 2012 Municipal Census, the majority of row-housing units (75%), triplex/fourplex units (75%), single detached houses (73%), and duplexes/semi-detached units (50%) are owner-occupied. In contrast, all apartment units built between 2000 and 2012 are occupied by renters.



Source: 2012 Edmonton Municipal Census

Tenure was also considered as it relates to family status. Figure 10 below shows that 60% of all families with children in Jasper Place live in rented units, followed by 62% of 2-adult households and 72% of 1-adult households. In addition, 57% of seniors live in owned properties, while 43% live in rental units.

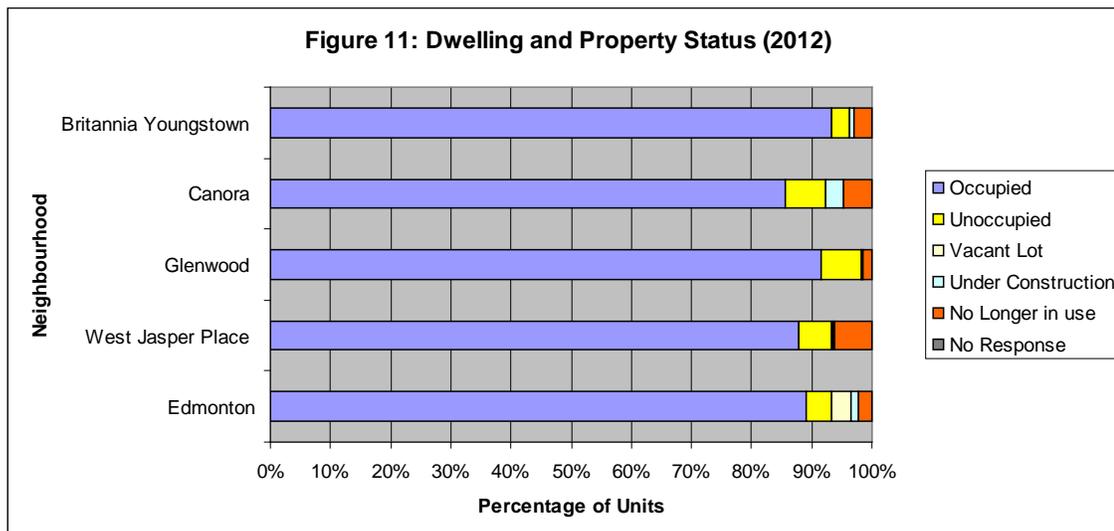


Source: 2012 Edmonton Municipal Census

DESCRIPTOR 05

OCCUPANCY

This descriptor shows whether or not a dwelling (rented or owned) is being lived in. The City of Edmonton Municipal Census categorizes occupancy by: occupied, unoccupied, vacant lot, under construction, and no longer in use. The data shows a high level of occupancy in the four of Jasper Place neighbourhoods. Among the four, Canora had the lowest level of occupied dwellings at 85.7% (see Figure 11).

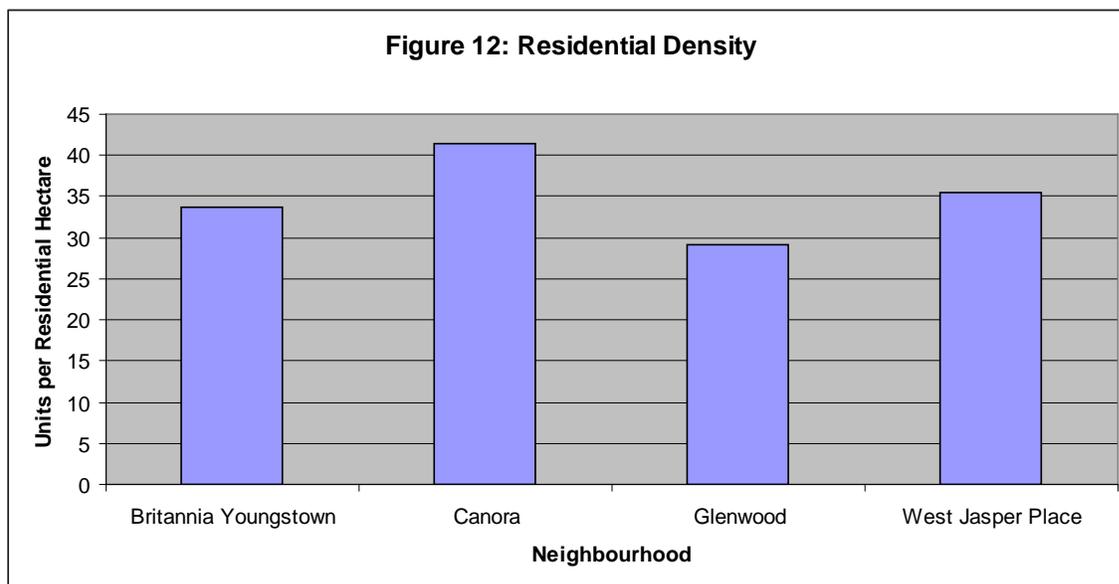


Source: 2012 Edmonton Municipal Census

DESCRIPTOR 06

DENSITY

Jasper Place has an average density of 33.8 dwelling units per hectare. Canora has the highest density at 41.5 dwelling units per hectare, followed by West Jasper Place at 35.4 dwelling units per hectare, Britannia Youngstown at 33.7 dwelling units per hectare, and Glenwood at 29.1 dwelling units per hectare.

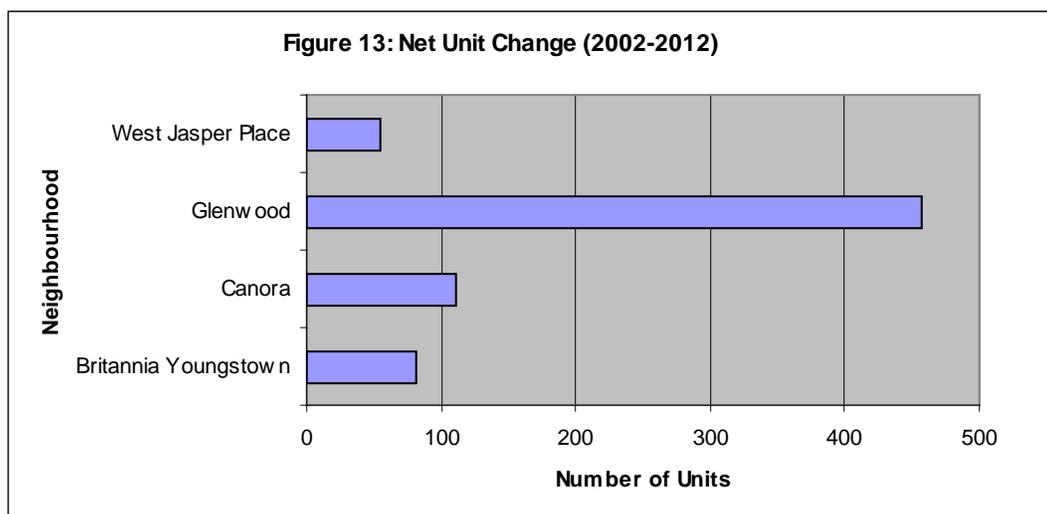


DESCRIPTOR 07

RATE OF CHANGE

The “rate of change” refers to the amount of development activity from year to year. Since 2002, Jasper Place has experienced a net loss of 54 single detached dwelling units, as demolitions have outpaced total new units for this housing type. However, during the same period, Jasper Place experienced a net gain in apartment housing (504 additional dwelling units), semi-detached dwellings (150 additional dwelling units), and row houses (18 additional dwelling units).

As shown in Figure 13, Glenwood has experienced the greatest rate of change with a net gain of 457 apartment units since 2002. Glenwood is followed by Canora (111 net unit gain), Britannia Youngstown (82 net unit gain), and West Jasper Place (55 net unit gain).



Source: Building Permit Records, City of Edmonton Growth Analysis Unit

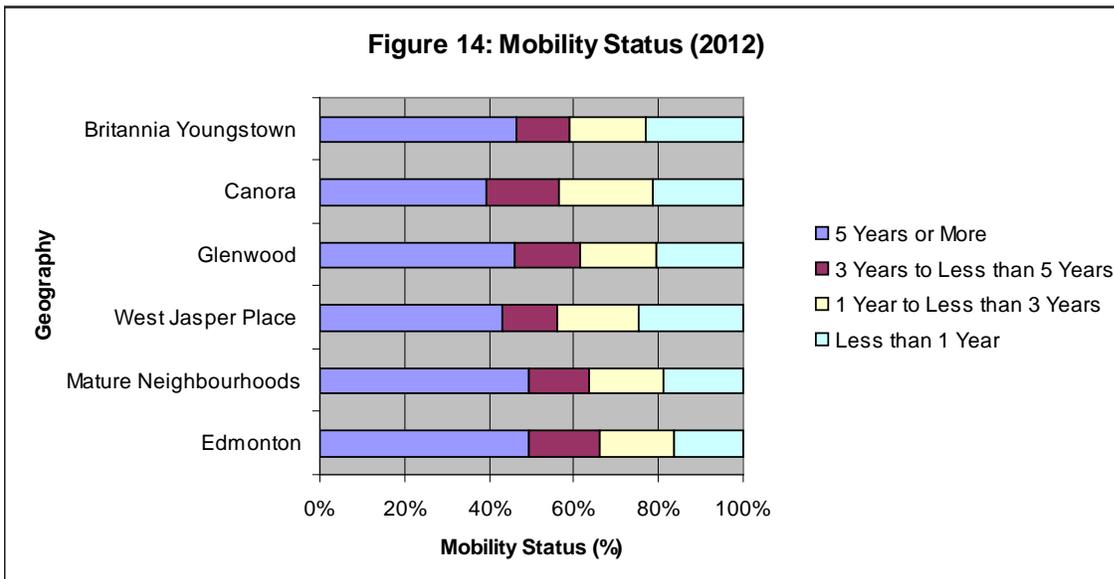
DESCRIPTOR 08

LENGTH OF RESIDENCE

Length of residence (also referred to as mobility) is a descriptor of neighbourhood stability. This measure refers to people moving in and out of a neighbourhood. Frequent mobility (or sometimes referred to as turn-over), generally suggests the neighbourhood is in a state of flux.

Jasper Place is a relatively stable community. The statistics from the 2012 Municipal Census reveal that a substantial number of residents (44%) have lived in Jasper Place for more than five years, and another 15% have lived in the neighbourhood between three to five years.

When comparing Jasper Place's neighbourhoods with Edmonton overall, there are two notable differences; first, Jasper Place has a slightly lower percentage of residents living in their homes for five years or more (44%) compared with Edmonton (49%). Second, Jasper Place has a higher percentage of residents living in their homes for less than one year (22%) compared with mature neighbourhoods (16%).



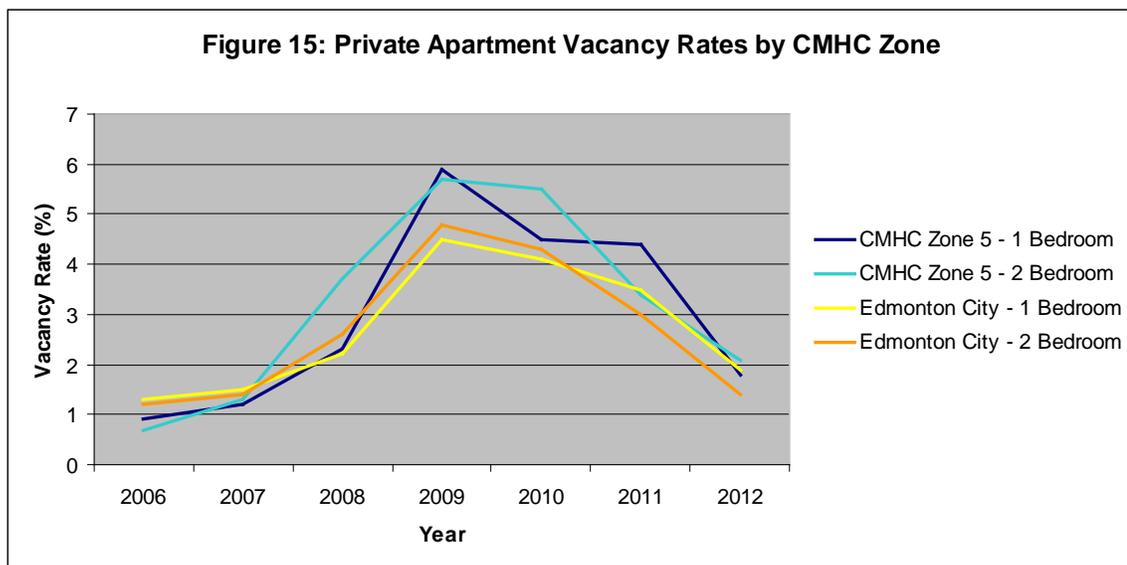
Source: 2012 Edmonton Municipal Census

DESCRIPTOR 09

RENTAL

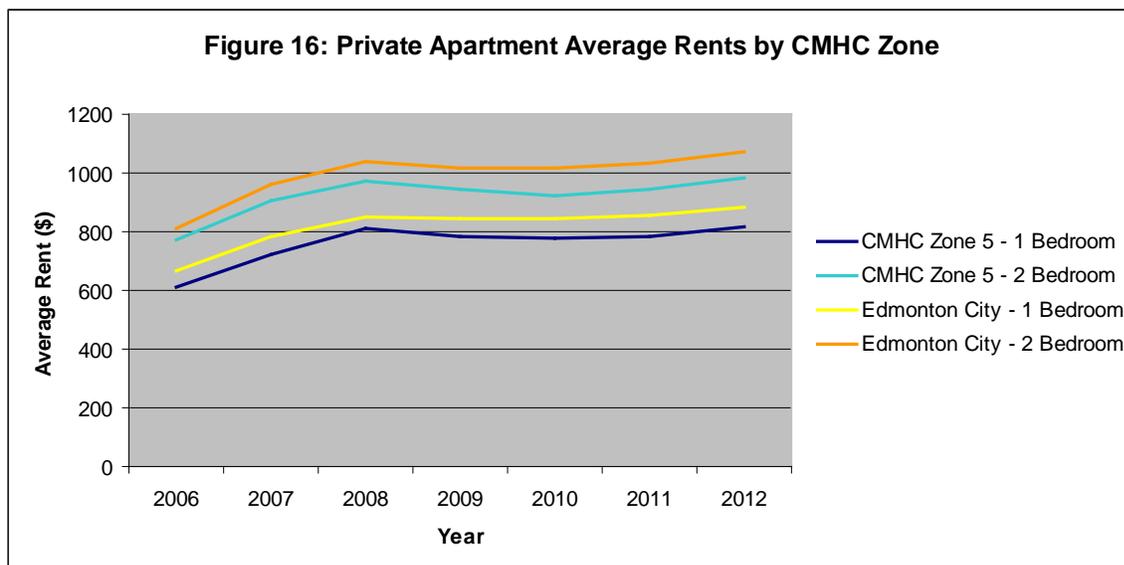
This descriptor provides trend information on vacancies and rental rates in purpose-built apartment buildings. The source for this information is the Rental Market Reports published by Canada Mortgage and Housing Corporation (CMHC). Figures 15 and 16 show the vacancy and rental rates for the geographic area that CMHC identifies as Jasper Place, Zone 5. (Note: The geography of Zone 5 includes all four neighbourhoods, plus neighbourhoods south of 95th Avenue to the river, but for the purposes of this neighbourhood housing assessment, it is a reasonable proximate).

As described by CMHC's statistics, there has been a significant decline in vacancy rates, with a moderate rise in rental rates. This holds true for both Edmonton-as-a-whole and Zone 5, Jasper Place. Examining the statistics, there had been a pattern of somewhat higher vacancy rates in Jasper Place between 2008 and 2011 compared to Edmonton overall. In 2012, the differential had closed considerably, with vacancy rates at or below 2% in Jasper Place and the city-as-a-whole.



Source: CMHC Rental Market Reports, Edmonton CMA (Fall 2007-Fall 2012)

Turning to rental rates, Edmonton's rates were higher than rates in Jasper Place over the 2009-2012 period. Since 2008, rental rates have been rising across the city, including in Jasper Place, but there is evidence of a "lag effect" in the Jasper Place neighbourhoods.

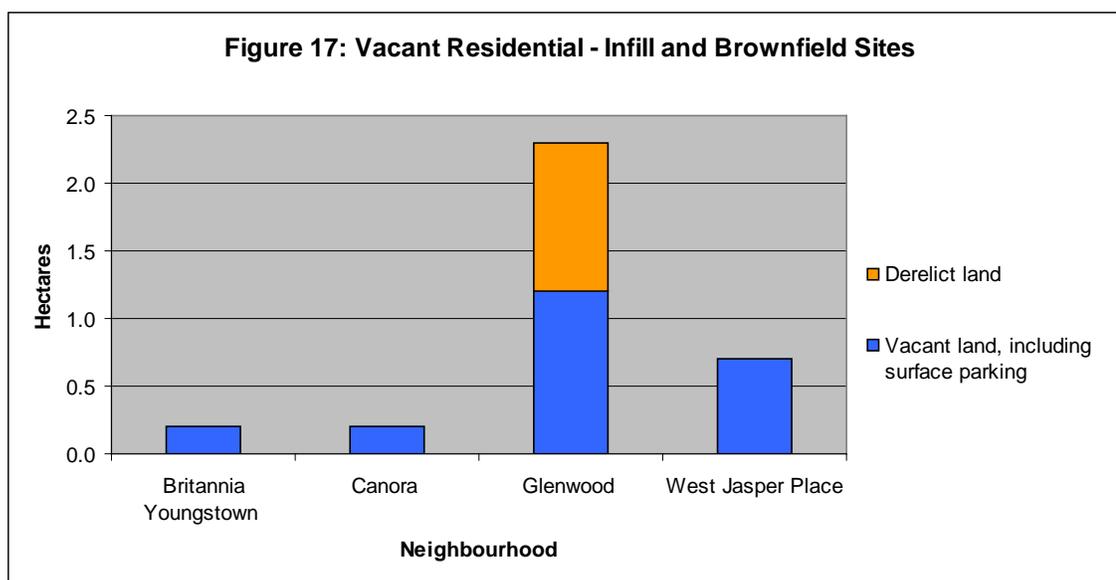


Source: CMHC Rental Market Reports, Edmonton CMA (Fall 2007-Fall 2012)

DESCRIPTOR 10

VACANT AND DERELICT LAND

Only a small number of parcels in Jasper Place are vacant or derelict (approximately 4.0 hectares, or 1.6% of the total land area). Out of the four Jasper Place neighbourhoods, Glenwood has the most vacant land area with 1.2 hectares vacant, including dedicated surface parking, and 1.1 hectares derelict (see Figure 17).



Source: 2012 Edmonton Municipal Census

DESCRIPTOR 11

NON-MARKET HOUSING INVENTORY

There are 830 non-market dwellings in 15 buildings in Jasper Place. These units are comprised of a mix of housing types, including 362 units of seniors housing, 168 units of permanent supportive housing, 134 units of affordable low to moderate income housing, 118 units of co-operative housing, and 48 units of transitional housing. There are no shelters or short-term supportive housing in the four Jasper Place neighbourhoods.

As shown in Figure 18, Canora has the least non-market housing units among the four neighbourhoods, and primarily contains co-operative housing (32 units). Canora also has 16 transitional housing units. The remaining non-market housing units are distributed among Glenwood (284 units), West Jasper Place (277 units), and Britannia Youngstown (221 units).

Figure 18: Number of Non-Market Housing dwelling units, Jasper Park and Edmonton, 2011

Housing Type	Britannia Youngstown	Canora	Glenwood	West Jasper Place	Total – Four Jasper Place Neighbourhoods
Affordable (Low and moderate Income)	134	0	0	0	134
Seniors-Oriented Affordable	65	0	199	98	362
Transitional	22	16	0	10	48
Permanent Supportive	0	0	85	83	168
Co-op	0	32	0	86	118
Neighbourhood Total	221	48	284	277	830

Source: City of Edmonton, Housing and Economic Sustainability Branch



D: WHAT WE HEARD

Owing to a limited time frame, the housing assessment did not involve a large sample of residents. However, the housing assessment team did speak to a number of people living and working in Jasper Place, including The Jasper Place Revitalization Steering Committee, West Jasper/Sherwood Community League, Britannia Youngstown Community League, Canora Community League, Jasper Place Health and Wellness Centre, and various realtors working in the Jasper Place area.

In summary, the people we spoke to had five main concerns:

1. Compatibility of New Development

Some stakeholders expressed concerns that new development in Jasper Place is incompatible in scale, design, and materials. Specific examples cited by stakeholders include single and semi-detached housing that is built to the maximum lot coverage and height allowance beside a small, one-level house.

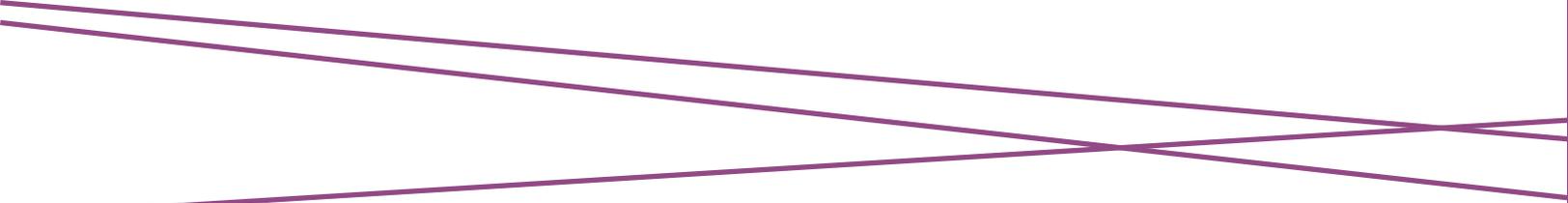
Other stakeholders expressed concerns that there are a growing number of unregistered secondary suites and duplexes that are being turned into fourplexes without proper permits. There were also concerns regarding an increase in home-based businesses, which was seen to be changing the character of the established neighbourhoods.

2. Tenure

Some stakeholders expressed concerns that new or upgraded dwellings are predominantly occupied by renters. Multiple stakeholders expressed concerns that this trend was changing the character of the neighbourhoods.

3. Condition of Dwellings

Some residents suggested that some apartments are being managed by “slum landlords”, who disregard the building conditions and building integration within the rest of the neighbourhood.



4. Demographics

Some stakeholders stated that it was increasingly important for Jasper Place to attract and retain young families in order to maintain viability of local schools. Some residents felt that maintaining the supply of single detached homes in Jasper Place would help to keep schools viable.

5. Residential Redevelopment

Some residents expressed a positive response to new low and medium density development. In addition, some residents welcomed continuing reinvestment and regeneration, particularly along the Stony Plain corridor. Others were concerned that new multi-unit development could contribute to neighbourhood instability.



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