

Edmonton CityTrends

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Prepared by the Growth Analysis Unit, Corporate Planning & Policy Section, Planning & Policy Services Branch, Planning & Development Department, City of Edmonton



In this issue:

- Measuring growth and change
- Residential Reinvestment in Mature Neighbourhoods
- Population Growth in the Largest CMAs
- 2007 Edmonton Housing Starts

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THE CITY OF
Edmonton

Measuring growth and change

As the overhead cranes and heavy construction vehicles on our streets will attest, Edmonton has been experiencing a significant building and population boom over the past few years. This growth, however, signifies more than just faster-paced development in the city; it reflects Edmonton's transformation from a mid-sized prairie city into a major metropolitan centre. This change will likely have significant impacts on the built environment and social fabric within Edmonton's diverse neighbourhoods, both new and old. To begin exploring the dynamics of growth and change in the city, the first issue of "Edmonton City Trends" provides discussion on, and analysis of, Edmonton's mature neighbourhoods. This issue also highlights population growth and immigration for the city as a whole, as well as 2007 housing starts.

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 neighbourhood does not fall within the MNO but is considered a mature neighbourhood for the purpose of this analysis based on its central location and specific characteristics. Including Griesbach, there are 109 mature neighbourhoods in Edmonton.

... continued from Front Page

Mature Neighbourhoods Analysis, why it matters

Reinvestment in Edmonton's mature neighbourhoods has been an ongoing concern for citizens, elected officials and the City administration for decades. Recently, however, increased redevelopment pressures in mature neighbourhoods have brought questions about the continuity between the past, present and future of these communities into sharper focus. Rapidly increasing land and real estate values, coupled with a growing population, have coincided with more frequent and varied development proposals for infill projects within mature areas.

Examples of larger-scale redevelopment projects in mature neighbourhoods include the recently approved "vision on the corner" project at 142nd Street and Stony Plain Road in Glenora, and the proposed Strathearn Heights redevelopment project. Given current market conditions, it is not unrealistic to expect that projects of this nature will continue to surface within mature neighbourhoods over the coming years. The amount of attention generated by these projects illustrates the delicate balance that must be achieved between honouring the needs of local neighbourhoods, providing development rights to land owners, and securing the long term best interest for the city as a whole.

The City of Edmonton's *Smart Choices program* is currently preparing residential infill guidelines for mature neighbourhoods. These guidelines will look at various types of infill housing and provide direction on where each type should be located within the context of a neighbourhood, as well as considering what else should accompany new infill in terms of quality, design and amenity. The Smart Choices program will also be undertaking the development of a "neighbourhood reinvestment program" which will identify and prioritize neighbourhoods for reinvestment.

As part of the *Cornerstones Plan* initiative, City Council approved a secondary suites bylaw in December 2007. This bylaw will provide opportunities for secondary and garage suites in the city with the aim to increase the supply of rental units on the market and the availability of affordable housing.

As new City guidelines, policies and programs (such as those highlighted above) take effect, quantifying growth and change both in mature neighbourhoods and across the city as a whole will become increasingly important.

Examples of Infill in Edmonton



Row-housing (Rossdale)



Single-family homes (Belgravia)



Medium and high-rise condos (Oliver)

We are pleased to present the first edition of this newsletter, which expands upon the content previously featured in the "Monthly Economic Review."

Edmonton City Trends will continue to provide timely information on the city's demography, land development and new construction patterns, emerging urban trends and major development projects over the many issues to come.

Residential Reinvestment in Mature Neighbourhoods

Value of Construction

Residential reinvestment in mature neighbourhoods in 2007 was the highest on record for the period of 2000 to 2007; this is the case for both number of permits issued and the total value of construction (Figures 1 and 2). In 2007 the total construction value for all residential permits for all mature neighbourhoods was just under \$280 million. When the downtown neighbourhood is excluded from this calculation, the total construction value is just under \$250 million.

Residential reinvestment within the Downtown has fluctuated over the last eight years. The trend in residential construction values has been an upward one, though, reaching its peak in 2006 at over \$66 million. In 2007 12.5% of residential building permits Downtown went towards the construction of new units while the balance went towards renovations and other alterations.

Uneven Reinvestment in Mature Neighbourhoods

Not all neighbourhoods shared the same type or level of residential reinvestment in 2007. Neighbourhoods with the highest number of building permits and total residential construction value over \$1.5 million for **single-family** dwellings include (in order of highest to lowest construction value):

- Griesbach • Glenora • Crestwood • Alberta Avenue • Pleasantview • Strathearn • Strathcona • Belgravia • Highlands •

Neighbourhoods with the highest number of building permits and total residential construction value over \$2.5 million for **multi-family** dwellings include (in order of highest to lowest construction value):

- Oliver • Downtown • Greisbach • Queen Mary Park • Queen Alexandra • Central MacDougal • Jasper Park • Delton • Glenwood • Ritchie • Cloverdale • Sherbrooke • Bonnie Doon •

Located just west of downtown, the **Oliver neighbourhood** witnessed the highest amount of residential reinvestment overall in 2007 (an estimated \$78 million in construction value, with ten individual projects valued at over \$1 million dollars). In terms of residential construction value, this growth surpassed the downtown by over twice as much, and surpassed other inner city neighbourhoods undergoing significant reinvestment by up to eight times.

Figure 1: Value of Construction in Mature Neighbourhoods 2000-2007

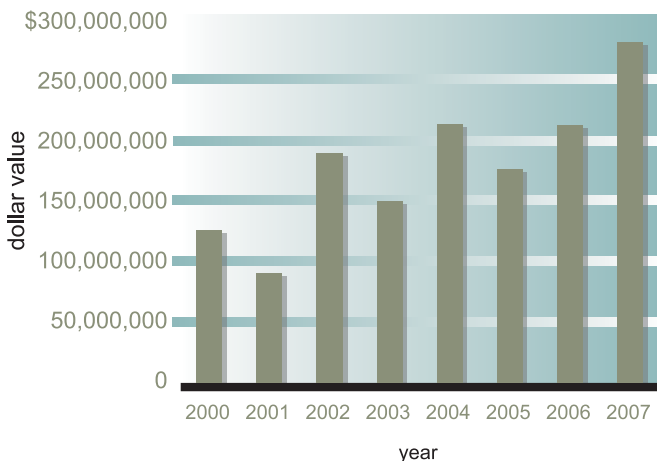
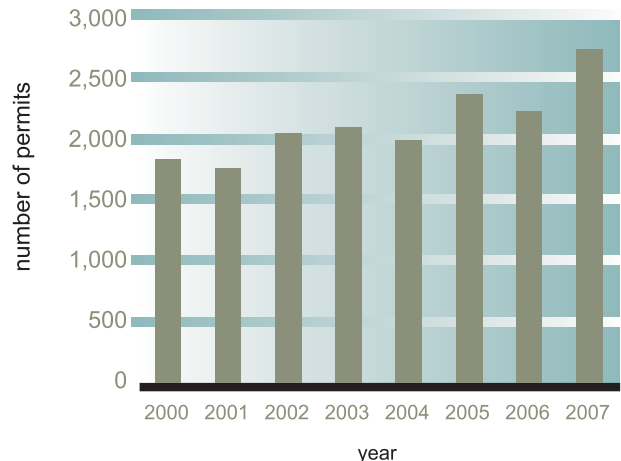


Figure 2: Number of Building Permits Issued in Mature Neighbourhoods 2000-2007



Dwelling Units

Throughout Edmonton's mature neighbourhoods, the new-dwelling construction trend since 2000 has favoured reinvestment in multi-family units over single-family units. In 2007 there were only 172 new single-family units built in mature neighbourhoods while there were 1,405 new multi-family units built. Similarly, the construction value for single-family dwellings was valued at \$62 million while it was valued at \$217 million for multi-family dwellings.

Over the 2000-2007 period, net unit gain within mature neighbourhoods reached its peak in 2002 at 1,796 units (Figure 3). In 2007 the net gain within all mature neighbourhoods was 1,273 units. While there were 172 new single-family units built within mature neighbourhoods in 2007 there were 292 single-family units demolished, which represents a net loss of 120 units. The case is very different for multi-family units in mature neighbourhoods. In

2007 1,405 units were built while only 12 were demolished, for a net gain of 1,393 multi-family units.

While most neighbourhoods remained relatively stable in terms of number of dwelling units in 2007, some neighbourhoods acquired the lion's share of new residences (notably: Oliver, the Downtown and Greisbach), while others actually lost dwelling units (notably: Grovenor, Westbrook Estates, Westmount, and Westwood).

Renovations, additions and demolitions

By and large, the majority of building permits within all mature neighbourhoods were obtained for interior and exterior renovations, additions and demolitions of existing structures. Only 10.6% of building permits issued in mature neighbourhoods in 2007 were for new dwelling construction (both single and multi-family units). The remaining 89.4% of residential permits went into improving or changing existing stock.

Figure 3: All Residential Units in Mature Neighbourhoods



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Mature Neighbourhood Reinvestment 2007

Total Residential Permits (Mature Neighbourhood Overlay plus Griesbach neighbourhood)

	Construction Value	% Change in Value (2006 to 2007)	Number of New Units	% Change (2006 to 2007)	Units Demolished	Number of Permits	% Change (2006 to 2007)
TOTAL EXCLUDING DOWNTOWN	\$247,296,280	71	1,353	61	300	2,657	24
TOTAL	\$279,651,950	33	1,577	52	304	2,673	23
SINGLE	\$62,317,757	4	172	0	292	1,539	-23
MULTI	\$217,334,193	45	1,405	62	12	220	28

Residential permits in Mature Neighbourhoods as a % of City Wide res permits, excluding Downtown (\$247,296,280)	20.5%
Downtown residential permits as a % of City Wide res permits (\$32,355,670)	2.7%
Suburban Residential permits as a % of City Wide res permits (\$927,959,307)	76.8%
City Wide residential permits (\$1,207,611,257)	100.0%

Population Growth in the Largest CMAs

Population growth of a sizeable amount occurred in only five of the largest CMAs (census metropolitan areas). Toronto has the highest absolute increase with nearly 86,000 people. Vancouver was second with 40,000, followed by Calgary with 39,000 (Figure 1). Montreal and Edmonton each increased by 30,000.

When growth is standardised (Percent growth per 1,000) over a five year period (2004 to 2008), Calgary has the highest growth rate at nearly 26% (Figure 2). Edmonton is second with a growth rate of 20% and Toronto third with 19%.

Sources of Growth

Growth comes from natural increase (births minus deaths) and migration.

Natural increase ranges from a high of 85,900 for Toronto to 1,100 for London. As a share of total growth, natural increase ranges from a high of 81% for Hamilton to 22% for Edmonton.

Urban areas gain from three types of migration, international, interprovincial and intraprovincial (movement of people within a province). Toronto has by far the largest share of international migration with 39% of Canada's total an amount equal to that of Montreal, Vancouver and Calgary (Figure 3). With Interprovincial migration though, Toronto has the highest loss of with a negative balance of nearly 12,000. Calgary had the highest gains from people moving between provinces with a balance

Figure 1: Population Growth 2007* Ten Largest CMAs

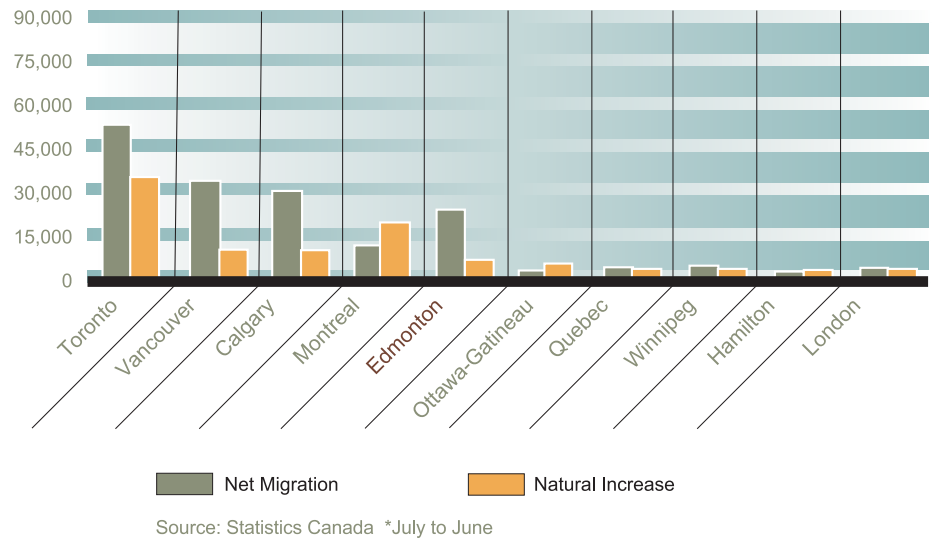


Figure 2: Population Growth Rate 2004 - 2008* Ten Largest CMAs

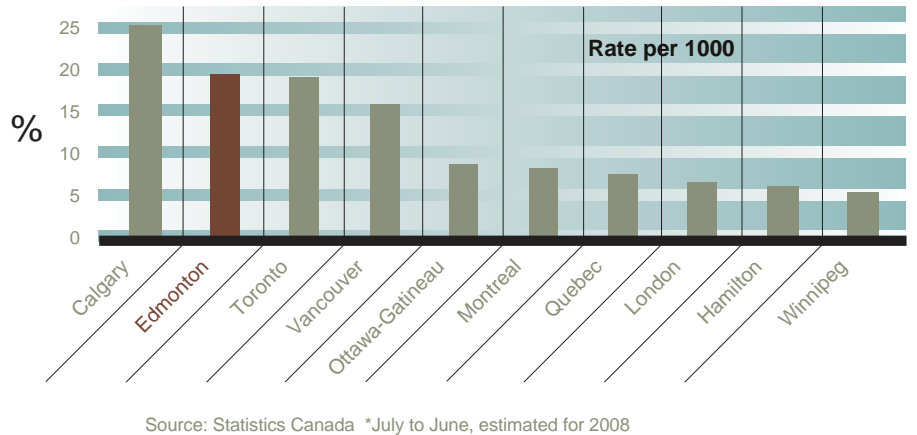
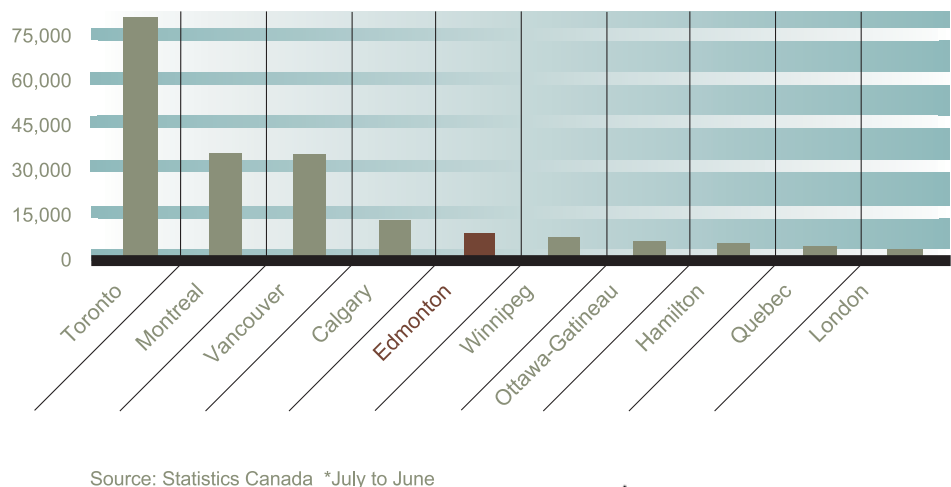


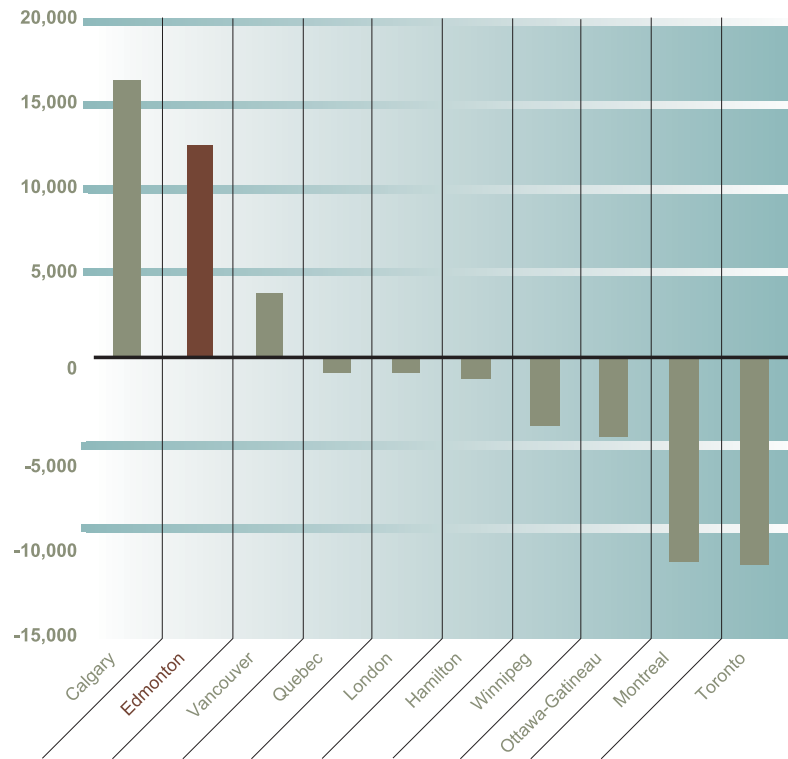
Figure 3: Net International Migration 2005 to 2006* Ten Largest CMAs



of 16,500. Edmonton was second with gains of nearly 12,000 (Figure 4). The largest urban areas, Toronto, Montreal and Vancouver have high negative balances of migration with their respective provinces. Quebec has the highest gains from intraprovincial migration (2,966) followed by Edmonton (2,325)(Figure 5).

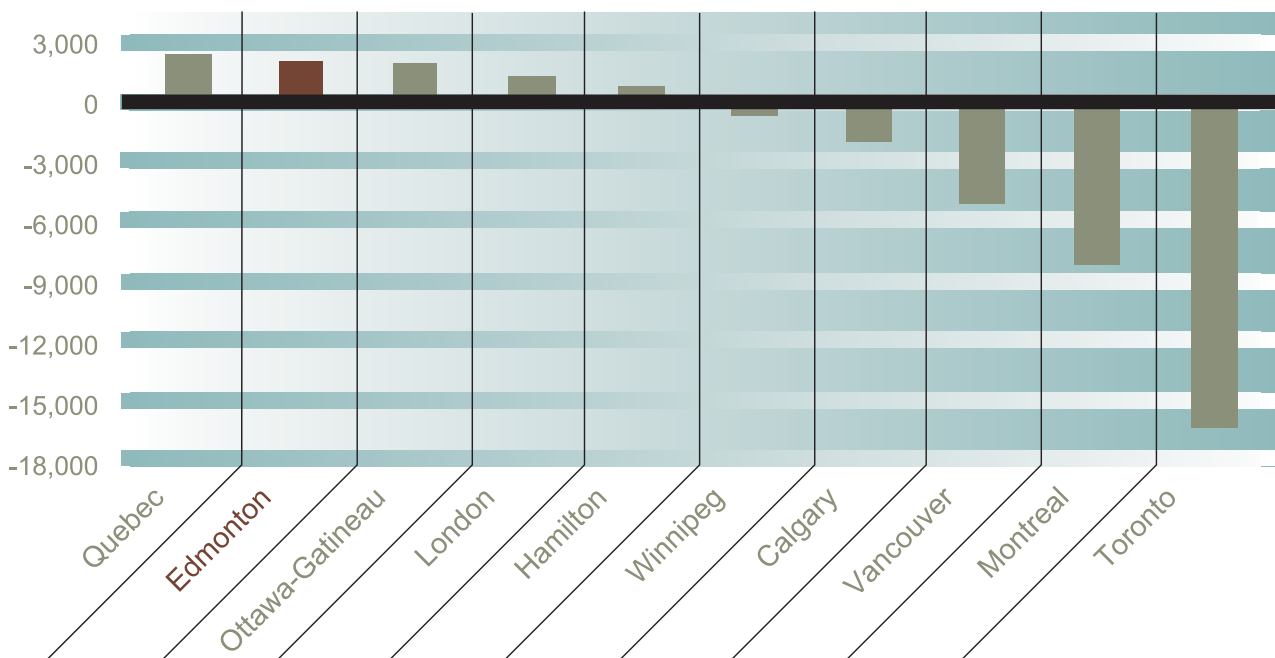
When the three types of migration are considered together, Toronto has the highest at 53,500 followed by Vancouver (31,500) and Calgary (29,000).

Figure 4: Net Interprovincial Migration 2005 to 2006, Ten Largest CMAs



Source: Statistics Canada *July to June

Figure 5 Net Intraprovincial Migration 2005 to 2006*, Ten Largest CMAs



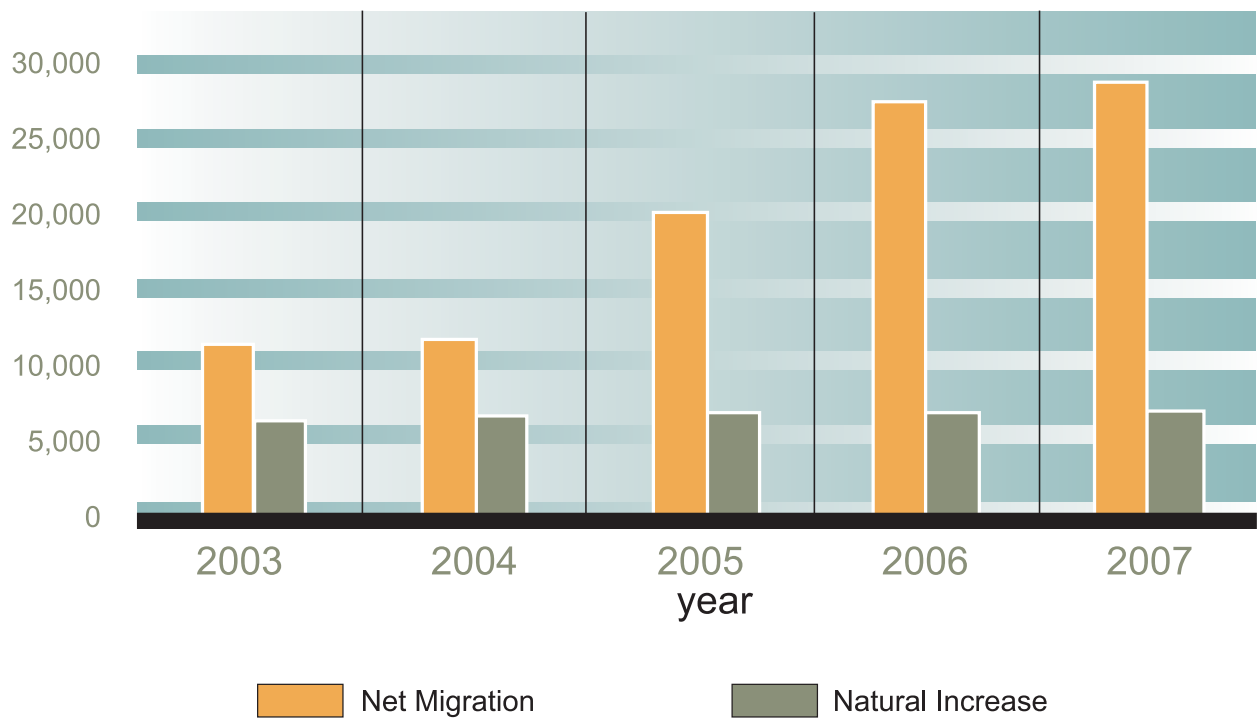
Source: Statistics Canada *July to June

Edmonton Population Growth

Edmonton's annual population growth has increased nearly three-fold from 2003 to 2007 growing from 11,000 to nearly 30,000 (Figure 1). This increase has come from migration with large gains in both interprovincial (Figure 2) and international migration (Figure 3). Edmonton's gains from the rest of Alberta have increased over the last few years reaching 2,300 in 2007 (Figure 4).

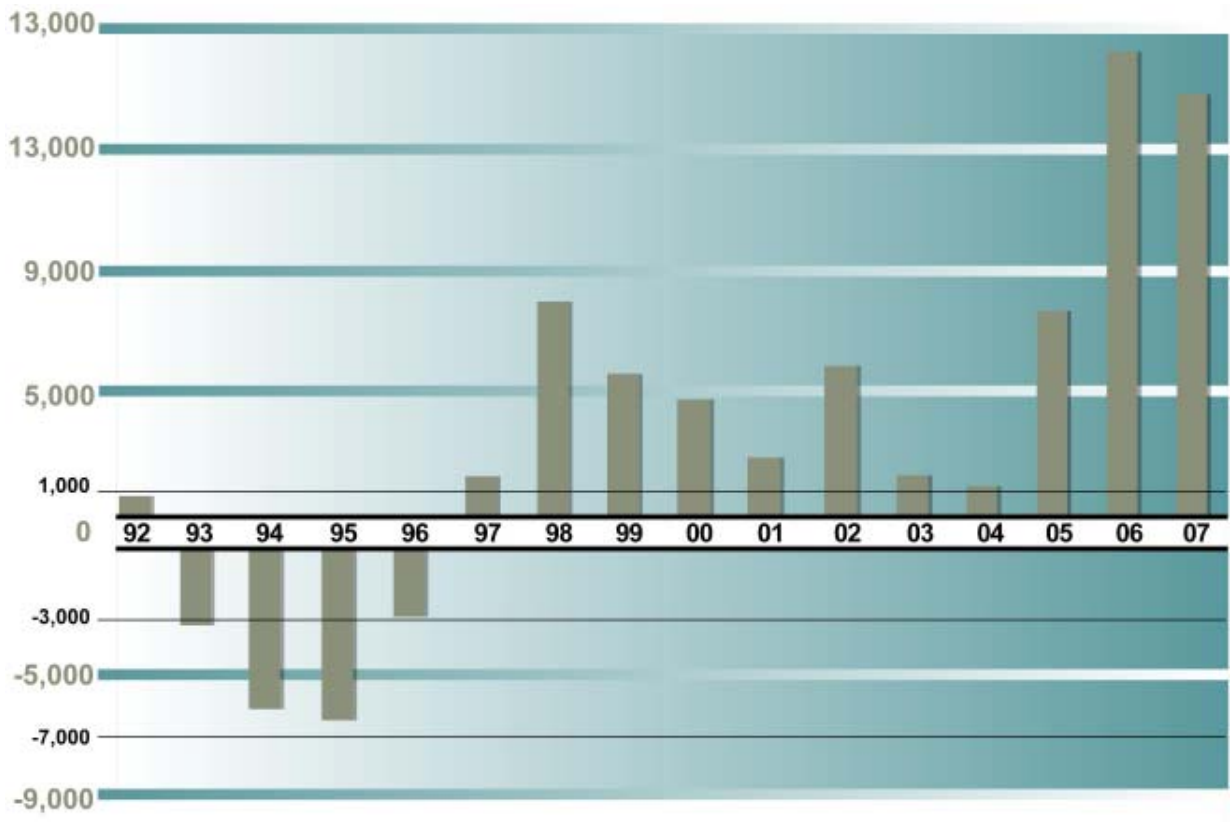
Young adults are the dominant age group with people moving into Edmonton and out of Edmonton. The age distribution of net migrants (immigrants minus outmigrants) is shown in Figure 5.

Figure 1: Edmonton Population Growth 2003 to 2007*



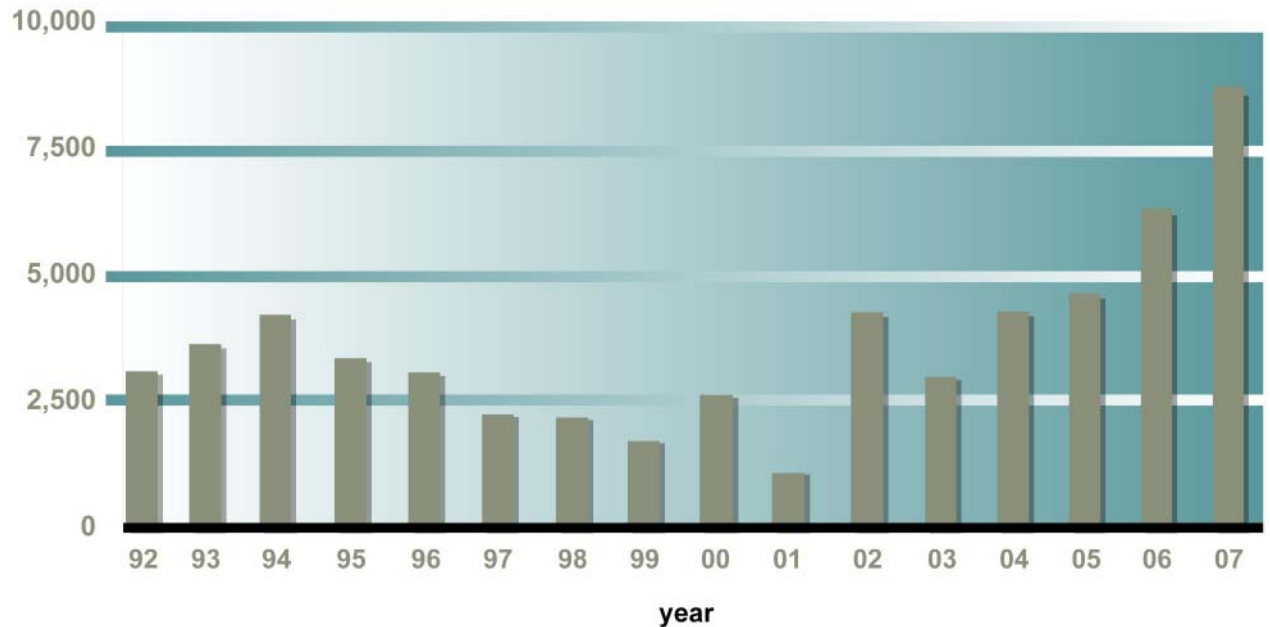
Source: Statistics Canada * July to June

Figure 2: Edmonton Net Interprovincial Migration 1992 to 2007*



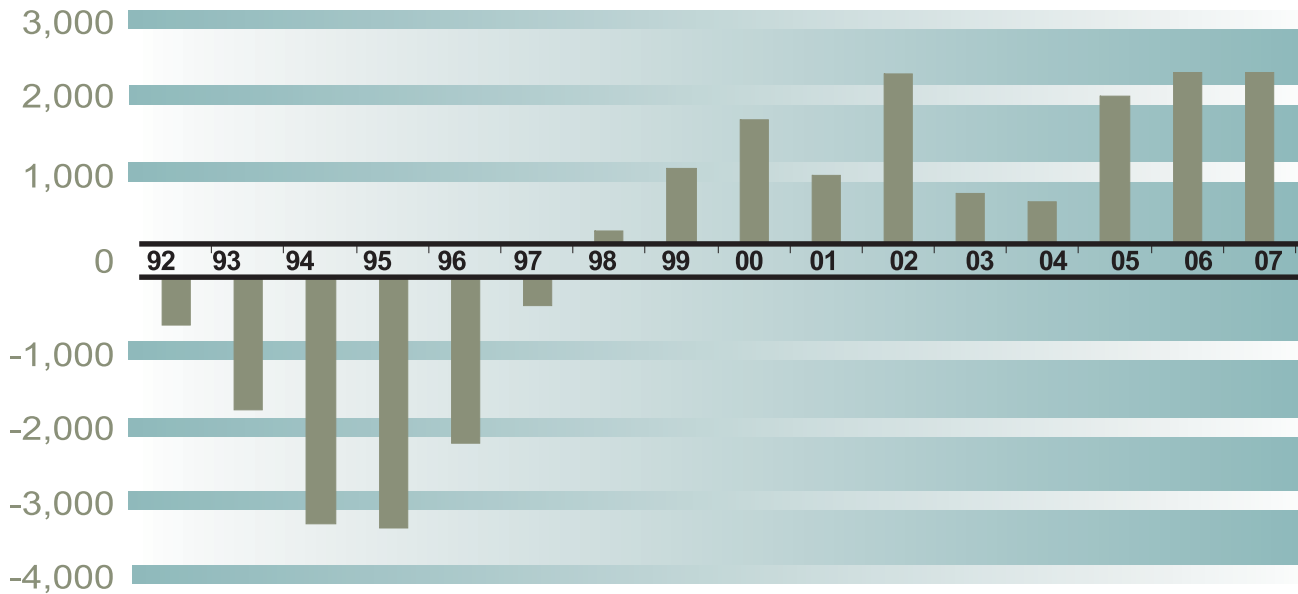
Source: Statistics Canada *July to June

Figure 3: Edmonton Net International Migration 1992 to 2007*



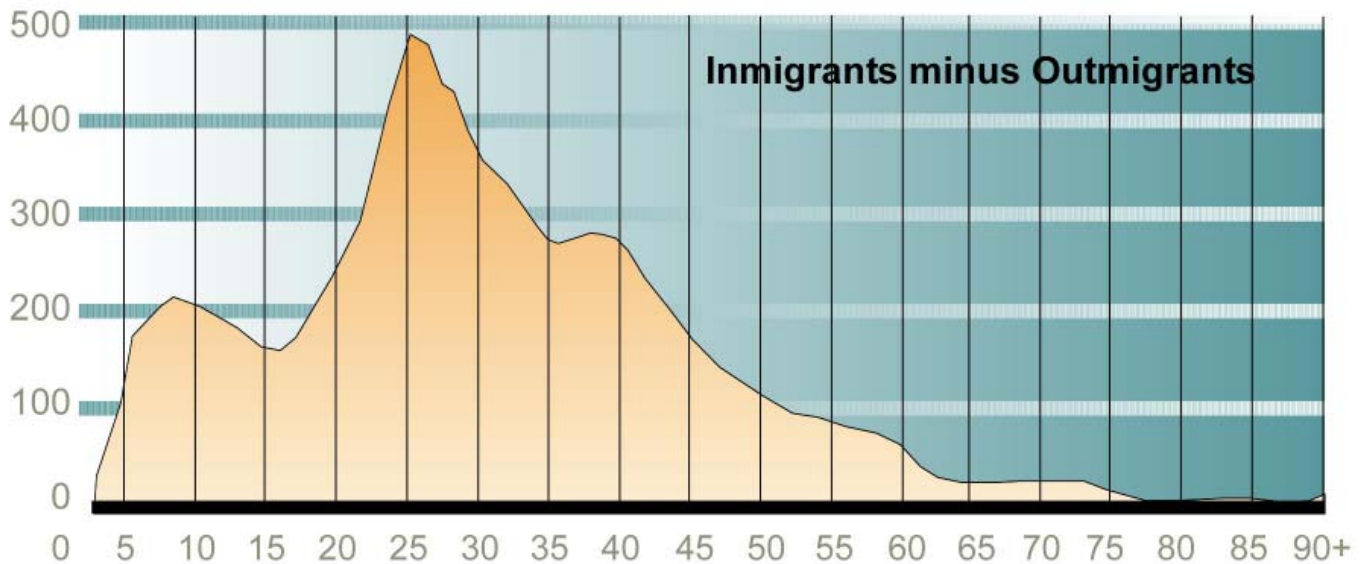
Source: Statistics Canada *July to June

Figure 4: Edmonton Net Intraprovincial Migration 1992 to 2007*



Source: Statistics Canada *July to June

Figure 5: Edmonton Net Migrants 2004 to 2006*



Source: Statistics Canada *July to June

2007 Edmonton Housing Starts

Housing starts reached 14,888 in the Edmonton CMA during 2007 – a 1% drop from 2006 (Table 1). The number of single starts fell 15% while multiple starts increased 22%. In the City of Edmonton, single starts fell 30% and multiple starts increased 15%.

The municipalities outside the City of Edmonton had a 16% increase in total starts while the City of Edmonton had a 9% decline. Strathcona County also had falls in housing starts (-14%) along with St. Albert City (-26%).

Spruce Grove had the largest increase 292 units (50%) followed by Leduc City 283 units (61%).

Table 1: Edmonton CMA Housing Starts

	2007	2006	% Change
City of Edmonton	8,894	9,816	-9
Strathcona County	1,169	1,354	-14
Spruce Grove City	874	582	50
Leduc City	750	467	61
Beaumont Town	579	502	15
Stony Plain Town	496	289	72
Fort Saskatchewan City	492	431	14
St. Albert City	431	581	-26
Parkland County	367	277	32
Sturgeon County	271	182	49
Morinville Town	240	217	11
Leduc County	114	110	4
Other centres	100	83	20
Gibbons Town	61	41	49
Devon Town	45	26	73
Calmar Town	5	12	-58
CMA minus City of Edmonton	5,994	5,154	16
CMA	14,888	14,970	-1



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