

Mature Neighbourhood Reinvestment (2010)



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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;
- the number of permits for interior/exterior alterations;
- the number of secondary suites;
- the number of net single family unit gain per neighbourhood (new units minus demolitions);
- the number of multi-family unit gain per neighbourhood (new units minus demolitions);
- and, the estimated construction value for all residential projects for each neighbourhood and the total overall value for all mature neighbourhoods.

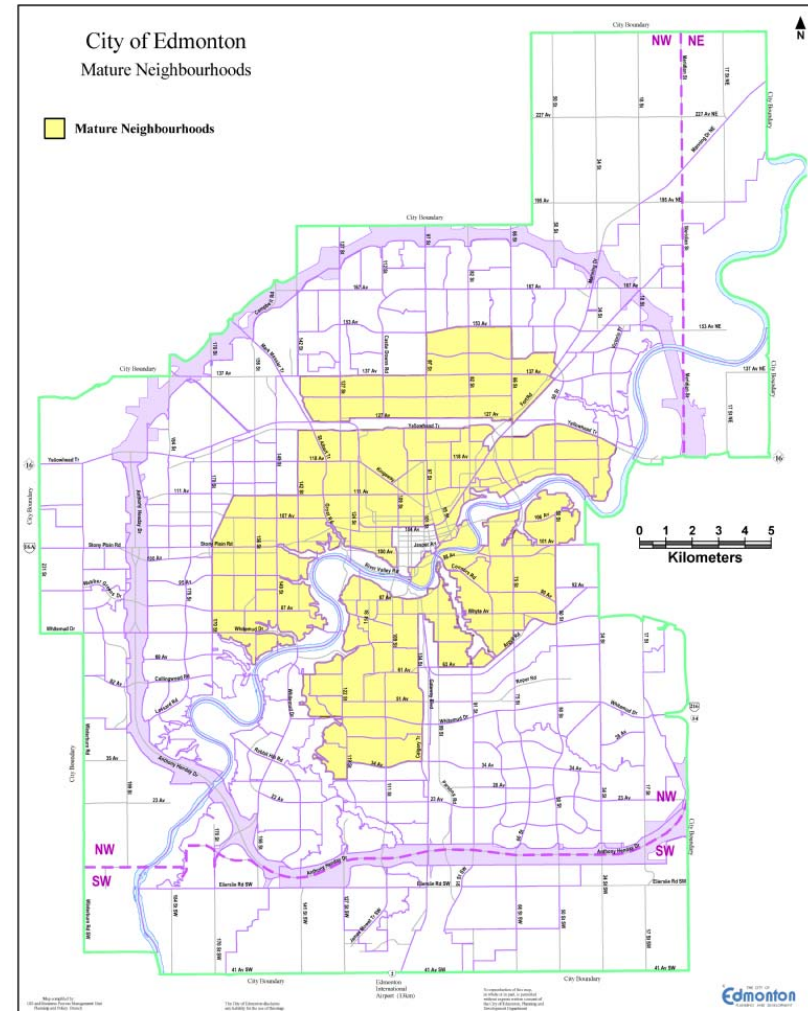
Detailed tables on 2010 permit data for each neighbourhood are provided in Appendix 1 (Tables 2-4).

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 out of a total of 260 residential neighbourhoods city-wide.

Map 1: Mature Neighbourhoods

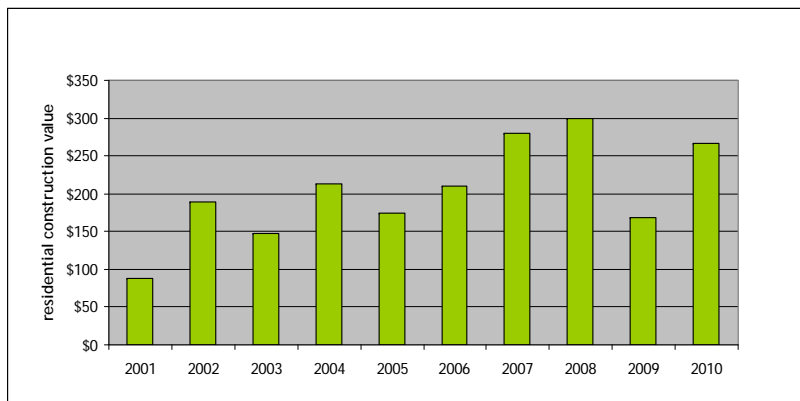
Abbottsfeld	Alberta Avenue	Allendale	Argyll
Aspen Gardens	Athlone	Avonmore	Balwin
Beacon Heights	Belgravia	Bellevue	Belvedere
Bergman	Beverly Heights	Bonnie Doon	Boyle Street
Britannia Youngstown	Calder	Canora	Capilano
Central McDougall	Cloverdale	Crestwood	Cromdale
Delton	Delwood	Dovercourt	Downtown
Duggan	Eastwood	Elmwood	Elmwood Park
Empire Park	Evansdale	Forest Heights	Fulton Place
Garneau	Glengarry	Glenora	Glenwood
Grandview Heights	Gold Bar	Greenfield	Griesbach
Grovenor	Hazeldean	High Park	Highlands
Holyrood	Idylwyld	Inglewood	Jasper Park
Kenilworth	Kensington	Kildare	Kilkenny
King Edward Park	Killarney	Landsdowne	Lauderdale
Laurier Heights	Lendrum Place	Lynnwood	Malmö Plains
Mayfield	McCauley	McKernan	McQueen
Meadowlark Park	Montrose	Newton	North Glenora
Northmount	Oliver	Ottewell	Parkallen
Parkdale	Parkview	Patricia Heights	Pleasantview
Prince Charles	Prince Rupert	Queen Alexandra	Queen Mary Pk
Quesnell Heights	Rideau Park	Rio Terrace	Ritchie
Riverdale	Rossdale	Rossllyn	Royal Gardens
Rundle Heights	Sherbrooke	Sherwood	Spruce Avenue
Strathcona	Strathearn	Terrace Heights	Virginia Park
Wellington	West Jasper Place	West Meadowlark Pk	Westmount
Westbrook Estates	Westwood	Windsor Park	Woodcroft
York			



2010 Highlights

The value of residential construction in the mature neighbourhoods (including downtown) made a recovery in 2010, increasing 59% from 2009 to \$266 million (Figure 1). This is closer to the values observed in 2007 and 2008. City-wide residential construction values also saw an increase of 35% in 2010. This increase, however, did not result in an increased percentage share of residential reinvestment in the mature neighbourhoods which fell from 13% in 2009 to 12% in 2010.

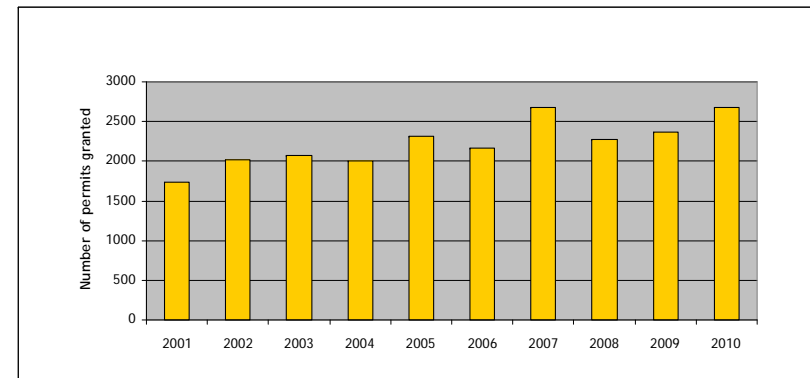
Figure 1: Value of Residential Construction in Mature Neighbourhoods 2001-2010 (in millions)



The total number of residential building permits issued in mature neighbourhoods rose from 2,374 in 2009 to 2,677 in 2010 (Figure 2). This is the highest number of permits issued in the mature neighbourhood in the last ten years, followed closely by the number of permits issued in 2007 at 2,673. The average number

of yearly residential building permits in the mature neighbourhoods over the last ten years is 2,231.

Figure 2: Annual Number of Residential Construction Permits Granted in Mature Neighbourhoods

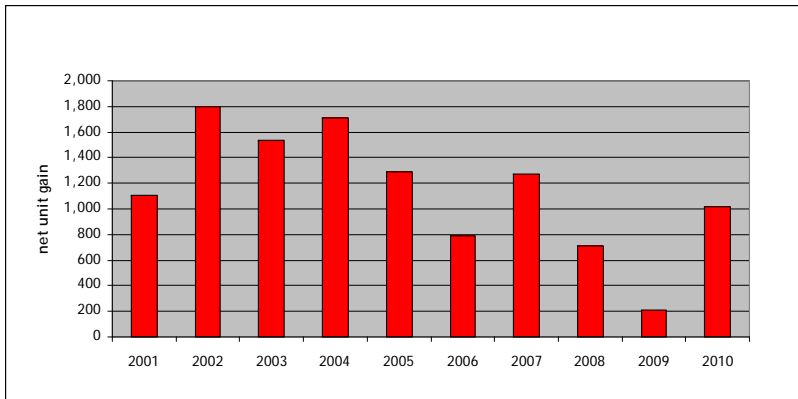


Net unit growth in the mature neighbourhoods rebounded in 2010 to 1,021 (permits were granted to build 1,389 new units and 377 units were demolished) from 212 in 2009 (see Figure 3). At its peak, net unit growth reached 1,796 units in 2002, with the 10 year average at 1,144 units.

The Downtown core had a net gain of 337 units (all multi-family) up from seven in 2009; this was due to permits for two high rise apartment buildings in the downtown area. The Oliver neighbourhood, which has historically shown a net gain in units, had a net loss of 41 units in 2010. Griesbach had the highest number of new single-family units in the mature neighbourhoods with a net increase of 61 single-family units with most other

neighbourhoods experiencing little change or a net loss of single-family units.

Figure 3: Net Unit Gain in Mature Neighbourhoods 2001-2010



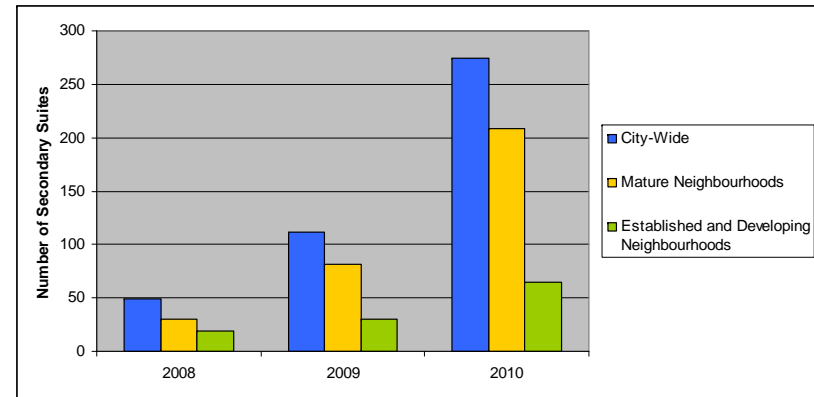
In 2007 the Zoning Bylaw was amended to allow for Secondary Suites in single-family dwellings. In 2009 the Zoning Bylaw was further amended to allow for Garden and Garage Suites in restricted areas and only on lots that have a single-family dwelling. Over the last three years the number of permits issued for suites within the City has grown (Figure 4).

Secondary Suites are included under single-family permits and construction (Table 2) as they are only allowed in single-family homes or lots that have a single-family dwelling.

In 2010, permits were granted for 209 Secondary suites in the mature neighbourhoods. These permits included the addition of secondary suites to both new construction (single-family dwellings) and existing single-family dwellings. The developing and established neighbourhoods saw permits issued for 65 Secondary Suites. In 2009 permits were issued for 81 Secondary

Suites in the mature neighbourhoods and 29 in the developing and established neighbourhoods.

Figure 4: Secondary Suites 2008-2010



In 2010, there were 2,399 permits issued for single-family valued at \$129 million (including Secondary Suites) and 278 permits issued for multi-family valued at \$138 million.

The construction value for new dwelling units (single and multi units) was \$224 million (84% of the total value), and the construction value for demolitions, additions, alterations, and other residential construction and repair activities was \$43 million (16% of total value) in 2010.

A large volume of residential building permits issued (80%) in the mature neighbourhoods were for alterations, additions and demolitions of existing structures. New dwelling units (including single, multi and secondary suites) accounted for 20% of the residential building permits issued.

Five permits issued in the mature neighbourhoods were valued over \$7 million, two of which were over \$20 million (both located in the downtown area). These five permits will result in 534 new dwelling units in the mature neighbourhoods, with 337 in the downtown core.

The value of construction in the downtown area increased from less than \$1 million in 2009 to \$56 million in 2010. The Downtown had a total of 18 permits that went towards renovations, general construction and demolitions while two were towards the development of new dwelling units.

In 2010, neighbourhoods with the highest number of building permits and a construction value of over \$2 million for single-family dwellings include (in order of highest to lowest construction value):

- **Griesbach • Glenora • Ritchie • Belgravia • Parkview • Bonnie Doon • Alberta Avenue • Holyrood • Queen Alexander • Westmount**

Neighbourhoods with the highest number of building permits and total residential construction value over \$4 million for multi-family dwellings include (in order from highest to lowest construction value):

- **Downtown • Pleasantview • Bonnie Doon • Queen Alexander • Oliver • Britannia Youngstown**

While many mature neighbourhoods have not experienced a great change in the number of dwelling units, some neighbourhoods have had significant net unit gains and losses as shown in Figure 5.

Figure 5: Net Unit Gain in 2010

NBHDs with highest net unit gain in 2010	
Downtown	337
Pleasantview	105
Bonnie Doon	89
Griesbach	69
Queen Alexander	53
Canora	38
Woodcroft	33
Parkdale	30
Britannia Youngstown	29
Bergman	28
NBHDs with lowest net unit gain in 2010	
Oliver	-41
Queen Mary Park	-15
Boyle Street	-12
Central McDougall	-7
Highlands	-6
Cromdale	-5
Garneau	-2
Windsor Park	-2
Aspen Gardens	-1
Crestwood	-1

Within the mature neighbourhoods, new dwelling construction has continued to follow the trend of developing more multi-family units than single-family units. In 2010, there were permits issued to construct 258 new single-family units while 289 single units were demolished, with a net loss of 31 single family units. On the other hand, permits were issued for 931 multi-family units while 88 units were demolished, representing a net gain of 843 multi-family units.

Table 1: Summary of Mature Neighbourhood Reinvestment 2010

Mature Neighbourhood Reinvestment 2010								
Total Residential Permits (Mature Neighbourhood Overlay plus Griesbach neighbourhood)								
	Construction Value	% Change in Value (2009 to 2010)	Number of New Units	% Change (2009 to 2010)	Units Demolished	Net Unit Gain	Number of Permits	% Change (2009 to 2010)
TOTAL EXCLUDING DOWNTOWN	\$210,925,974	26%	1,058	98%	374	684	2,657	13%
TOTAL	\$266,987,422	59%	1,398	158%	377	1,021	2,677	13%
SINGLE	\$128,669,242	40%	258	69%	289	-31	2,399	15%
MULTI	\$138,318,180	83%	931	139%	88	843	278	-1%
Secondary Suites			209			209		

Construction Value Summary (\$)	Construction Value	Percentage Share
Residential permits in Mature Neighbourhoods as a % of City Wide res permits, excluding Downtown	\$210,925,974	12%
Downtown residential permits as a % of City Wide res permits	\$56,061,448	3%
Residential permits in Developing and Established neighbourhoods (suburban) as a % of City Wide res permits	\$1,503,926,940	85%
City Wide residential permit value	\$1,770,914,362	100%

Dwelling Unit Summary	Dwelling Units	Percentage Share
Dwelling units in Mature Neighbourhoods as a % of City Wide dwelling units, excluding Downtown	684	11%
Downtown dwelling Units as a % of City Wide res permits	337	6%
Dwelling Units in Developing and Established neighbourhoods (suburban) as a % of City Wide dwelling units	5,129	83%
City Wide dwelling units	6,150	100%

Appendix 1: Detailed Neighbourhood Permit Data

Table 2 – 2010 Single-Family Building Permits and Construction by Neighbourhood

Table 3 – 2010 Multi-Family Building Permits and Construction by Neighbourhood

Table 4 – 2010 Total Construction Value and Net Unit Gain by Neighbourhood

Table 2: 2010 Single-Family Building Permits and Construction by Neighbourhood (A-D)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: new minus demolished	Number of Permits
Abbotsfield	0	-	-	-	-	-	-	-
Alberta Avenue	3,363,131	2	6	8	11	15	-4	83
Allendale	866,296	2	4	7	1	1	0	30
Argyll	90,506	-	1	1	-	-	-	12
Aspen Gardens	1,088,776	4	1	-	1	2	-1	15
Athlone	236,179	3	4	1	-	1	-1	20
Avonmore	712,155	1	2	3	1	1	0	17
Balwin	318,945	1	2	3	-	3	-3	16
Beacon Heights	143,330	2	4	1	0	1	-1	14
Belgravia	5,548,423	8	3	4	9	8	1	52
Bellevue	512,509	2	1	1	1	1	0	15
Belvedere	378,504	1	5	3	1	2	-1	21
Bergman	32,060	1	-	-	-	-	-	3
Beverly Heights	1,297,264	-	2	3	3	2	1	17
Bonnie Doon	4,179,765	3	2	2	10	18	-8	65
Boyle Street	5,500	-	1	-	-	1	-1	2
Britannia Youngstown	330,880	2	4	1	-	6	-6	30
Calder	1,816,008	-	1	5	5	5	0	26
Canora	353,603	-	-	3	1	6	-5	21
Capilano	1,552,761	5	9	2	2	3	-1	37
Central McDougall	126,975	-	-	1	-	8	-8	14
Cloverdale	1,696,999	1	1	0	3	2	1	11
Crestwood	3,552,494	9	4	1	5	9	-4	46
Cromdale	141,801	1	2	-	-	5	-5	12
Delton	1,509,544	-	-	5	6	6	0	25
Delwood	111,591	1	1	1	-	-	-	7
Dovercourt	100,455	1	1	1	-	-	-	8
Downtown	15,000	-	-	-	-	3	-3	3
Duggan	204,679	1	3	2	-	-	-	15

...cont, Table 2: 2010 Single-Family Building Permits and Construction by Neighbourhood (E-K)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: new minus demolished	Number of Permits
Eastwood	316,732	1	2	1	1	3	-2	15
Elmwood	45,806	-	-	-	-	-	-	6
Elmwood Park	74,510	-	1	2	-	1	-1	8
Empire Park	35,900	-	1	-	-	-	-	1
Evansdale	0	-	-	-	-	-	-	-
Forest Heights	1,927,131	3	6	6	4	5	-1	41
Fulton Place	213,238	4	1	2	1		1	16
Garneau	495,574	1	-	-	1	3	-2	14
Glengarry	10,631	1	-	-	-	-	-	3
Glenora	5,905,116	7	13	3	11	10	1	82
Glenwood	1,700,319	3	4	4	5	5	0	31
Gold Bar	693,009	2	1	1	1	1	0	12
Grandview Heights	759,734	-	1	-	1	2	-1	6
Greenfield	207,408	5	1	-	-	-	-	17
Griesbach	24,218,189	1	13	-	63	2	61	123
Grovenor	2,800,992	5	3	2	6	8	-2	41
Hazeldean	1,183,530	2	3	8	2	2	0	36
High Park	719,828	1	1	2	2	1	1	12
Highlands	1,508,796	2	3	3	3	4	-1	44
Holyrood	2,589,144	11	7	4	4	4	0	56
Idylwylde	186,120	1	-	3	-	-	-	10
Inglewood	557,535	4	-	3	1	3	-2	37
Jasper Park	447,542	-	-	-	1	2	-1	11
Kenilworth	90,373	1	1	-	-	-	-	9
Kensington	38,515	-	2	-	-	-	-	10
Kildare	6,500	1	1	-	-	-	-	2
Kilkenny	69,491	-	1	1	-	-	-	8
Killarney	60,071	-	1	1	-	1	-1	8
King Edward Park	2,421,431	3	4	5	5	6	-1	49

...cont, Table 2: 2010 Single-Family Building Permits and Construction by Neighbourhood (L-Q)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: new minus demolished	Number of Permits
Landsdowne	223,014	1	5	-	-	-	-	8
Lauderdale	53,624	2	1	-	-	1	-1	9
Laurier Heights	2,581,951	7	5	-	3	3	0	30
Lendrum Place	1,227,505	1	6	5	1	1	0	21
Lynnwood	153,350	3	1	2	-	-	-	12
Malmo Plains	478,321	5	3	1	-	-	-	15
Mayfield	261,605	2	3	1	-	-	-	19
McCauley	2,681,557	-	5	2	9	6	3	29
McKernan	1,543,106	5	6	7	2	4	-2	50
McQueen	131,217	1	4	-	-	-	-	14
Meadowlark Park	230,274	-	3	2	-	1	-1	10
Montrose	964,586	-	1	2	3	4	-1	26
Newton	515,235	1	-	5	2	1	1	16
North Glenora	1,164,736	5	3	2	2	1	1	36
Northmount	12,176	-	1	-	-	-	-	2
Oliver	403,000	-	-	-	1	7	-6	7
Ottewell	691,309	3	7	3	1	1	0	35
Parkallen	2,194,958	5	3	5	3	1	2	29
Parkdale	1,014,365	1	6	3	3	3	0	32
Parkview	4,260,361	14	10	2	5	6	-1	54
Patricia Heights	49,000	-	-	-	-	-	-	2
Pleasantview	1,579,589	5	3	5	3	4	-1	32
Prince Charles	119,910	1	-	1	-	2	-2	12
Prince Rupert	135,374	2	2	1	-	-	-	15
Queen Alexandra	2,576,692	2	5	7	5	8	-3	52
Queen Mary Park	274,163	1	3	5	-	3	-3	24

...cont, Table 2: 2010 Single-Family Building Permits and Construction by Neighbourhood (R-Z)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of Secondary Suites	Number of New Units	Number of Units Demolished	Net SF Units: new minus demolished	Number of Permits
Quesnell Heights	755,260	-	1	-	1	1	0	4
Rideau Park	10,300	-	-	1	-	-	-	3
Rio Terrace	687,930	4	3	-	1	1	0	15
Ritchie	5,552,674	3	6	6	13	15	-2	83
Riverdale	2,208,167	-	4	-	5	4	1	19
Rossdale	748,062	1	-	-	2	2	0	12
Rossllyn	878,293	1	-	1	2	1	1	16
Royal Gardens	29,522	-	1	-	-	-	-	5
Rundle Heights	43,769	2	1	-	-	-	-	8
Sherbrooke	137,076	2	2	-	-	-	-	6
Sherwood	549,052	1	3	1	1	2	-1	10
Spruce Avenue	528,042	1	1	4	1	2	-1	19
Strathcona	2,127,676	5	6	9	3	5	-2	40
Strathearn	909,709	1	4	3	2	5	-3	34
Terrace Heights	137,040	-	5	1	-	-	-	11
Virginia Park	160,147	2	1	-	-	-	-	8
Wellington	233,849	-	1	-	1	1	0	9
West Jasper Place	1,278,974	1	2	2	3	1	2	14
West Meadowlark Park	99,176	3	2	-	-	-	-	8
Westbrook Estates	686,565	1	-	-	1	1	0	6
Westmount	2,327,440	6	14	2	2	8	-6	68
Westwood	523,791	1	1	1	1	3	-2	9
Windsor Park	2,332,797	4	2	2	3	7	-4	28
Woodcroft	555,214	1	1	4	1	1	0	20
York	78,441	2	1	1	-	-	-	8
TOTAL	128,669,242	219	283	209	258	289	-31	2399

Total construction value and number of include all single family residential related activity including new garages and decks

Number of additions refer to additions to residential buildings and do not include additions to accessory buildings (i.e. garages, greenhouses, etc.)

Number of interior/exterior alterations refer to residential buildings and do not include alterations to accessory buildings (i.e. garages, greenhouses, etc.)

Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (A-D)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: new minus demolished	Number of Permits
Abbotsfield	100,000	-	1	-	-	-	1
Alberta Avenue	355,000	1	1	4	-	4	3
Allendale	330,987	-	1	-	1	-1	3
Argyll	0	-	-	-	-	-	-
Aspen Gardens	0	-	-	-	-	-	-
Athlone	340,000	-	-	2	-	2	1
Avonmore	2,800	-	1	-	-	-	1
Balwin	1,036,000	-	-	8	-	8	4
Beacon Heights	6,500	-	2	-	-	-	2
Belgravia	0	-	-	-	-	-	-
Bellevue	0	-	-	-	-	-	-
Belvedere	30,000	-	1	-	-	-	2
Bergman	3,556,000	-	-	28	-	28	14
Beverly Heights	0	-	-	-	-	-	-
Bonnie Doon	9,563,000	-	9	95	-	95	17
Boyle Street	45,000	-	1	-	11	-11	2
Britannia Youngstown	4,414,500	-	3	34	-	34	11
Calder	1,380,800	1	-	10	-	10	6
Canora	3,216,600	-	3	40	-	40	11
Capilano	0	-	-	-	-	-	-
Central McDougall	162,000	-	3	-	-	-	3
Cloverdale	0	-	-	-	-	-	-
Crestwood	305,000	-	-	2	-	2	2
Cromdale	0	-	-	-	-	-	-
Delton	400,000	-	-	2	-	2	1
Delwood	0	-	-	-	-	-	-
Dovercourt	0	-	-	-	-	-	-
Downtown	56,046,448	1	12	340	-	340	17
Duggan	0	-	-	-	-	-	-

...cont, Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (E-K)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: new minus demolished	Number of Permits
Eastwood	2,730,000	-	2	19	-	19	5
Elmwood	0	-	-	-	-	-	-
Elmwood Park	540,000	-	-	3	-	3	1
Empire Park	59,425	-	2	-	-	-	2
Evansdale	0	-	-	-	-	-	-
Forest Heights	850,000	-	-	5	-	5	2
Fulton Place	0	-	-	-	-	-	-
Garneau	922,590	-	7	-	-	-	7
Glengarry	30,000	-	1	-	-	-	1
Glenora	36,500	-	2	-	1	-1	3
Glenwood	175,000	-	-	2	-	2	1
Gold Bar	0	-	-	-	-	-	-
Grandview Heights	0	-	-	-	-	-	-
Greenfield	0	-	-	-	-	-	-
Griesbach	3,961,899	-	13	14	6	8	24
Grovenor	600,000	-	-	4	-	4	2
Hazeldean	302,000	-	2	2	-	2	2
High Park	400,000	-	-	2	-	2	1
Highlands	7,000	-	-	-	8	-8	2
Holyrood	300,000	-	-	2	-	2	1
Idylwylde	0	-	-	-	-	-	-
Inglewood	776,050	-	3	5	1	4	7
Jasper Park	0	-	-	-	-	-	-
Kenilworth	0	-	-	-	-	-	-
Kensington	3,000	-	1	-	-	-	1
Kildare	60,850	-	4	-	-	-	4
Kilkenny	0	-	-	-	-	-	-
Killarney	3,500	-	1	-	-	-	1

...cont, Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (L-Q)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: new minus demolished	Number of Permits
King Edward Park	431,000	-	3	2	-	2	4
Landsdowne	2,500	-	1	-	-	-	1
Lauderdale	0	-	-	-	-	-	-
Laurier Heights	0	-	-	-	-	-	-
Lendrum Place	0	-	-	-	-	-	-
Lynnwood	30,000	-	1	-	-	-	1
Malmo Plains	30,000	-	1	-	-	-	1
Mayfield	0	-	-	-	-	-	-
McCauley	74,000	-	1	-	-	-	2
McKernan	1,750,000	-	-	10	-	10	5
McQueen	0	-	-	-	-	-	-
Meadowlark Park	0	-	-	-	-	-	-
Montrose	312,280	-	-	2	-	2	2
Newton	200	-	1	-	-	-	1
North Glenora	0	-	-	-	-	-	-
Northmount	0	-	-	-	-	-	-
Oliver	4,956,750	1	13	1	36	-35	20
Ottewell	0	-	-	-	-	-	-
Parkallen	1,140,000	-	1	14	6	8	3
Parkdale	3,785,000	-	-	27	-	27	2
Parkview	3,000	-	1	-	-	-	1
Patricia Heights	0	-	-	-	-	-	-
Pleasantview	10,350,000	-	-	101	-	101	5
Prince Charles	2,190,280	-	-	17	-	17	5
Prince Rupert	1,400,000	-	-	15	-	15	2
Queen Alexandra	8,364,343	-	8	49	-	49	16
Queen Mary Park	145,000	-	-	-	17	-17	3

...cont, Table 3: 2010 Multi-Family Building Permits and Construction by Neighbourhood (R-Z)

Neighbourhood	Total Construction Value (\$)	Number of Additions	Number of Interior/ Exterior Alterations	Number of New Units	Number of Units Demolished	Net MF Units: new minus demolished	Number of Permits
Quesnell Heights	0	-	-	-	-	-	-
Rideau Park	0	-	-	-	-	-	-
Rio Terrace	0	-	-	-	-	-	-
Ritchie	634,000	-	-	4	-	4	2
Riverdale	0	-	-	-	-	-	-
Rossdale	0	-	-	-	-	-	-
Rosslyn	0	-	-	-	-	-	1
Royal Gardens	163,351	-	1	-	-	-	1
Rundle Heights	0	-	-	-	-	-	-
Sherbrooke	310,000	1	1	-	-	-	2
Sherwood	320,000	-	-	2	-	2	1
Spruce Avenue	850,200	-	1	5	-	5	2
Strathcona	296,755	-	5	-	-	-	7
Strathearn	0	-	-	-	-	-	-
Terrace Heights	30,000	-	1	-	-	-	1
Virginia Park	0	-	-	-	-	-	-
Wellington	0	-	-	-	-	-	-
West Jasper Place	2,332,492	-	-	15	-	15	1
West Meadowlark Park	10,000	-	1	-	-	-	1
Westbrook Estates	0	-	-	-	-	-	-
Westmount	1,620,000	-	-	7	1	6	4
Westwood	1,692,580	-	3	8	-	8	8
Windsor Park	0	-	-	-	-	-	-
Woodcroft	2,046,000	-	2	29	-	29	5
York	0	-	-	-	-	-	-
TOTAL	138,318,180	5	122	931	88	843	278

Total construction value and number of include all single family residential related activity including new garages and decks

Number of additions refer to additions to residential buildings and do not include additions to accessory buildings (i.e. garages, greenhouses, etc.)

Number of interior/exterior alterations refer to residential buildings and do not include alterations to accessory buildings (i.e. garages, greenhouses, etc.)

Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (A-D)

Neighbourhood	Total Construction Value (\$)	New Units	Units Demolished	Net Units (new minus demos)	Number of Secondary Suites	Total Units	Number of Permits
Abbotsfield	100,000	-	-	-	-	-	1
Alberta Avenue	3,718,131	15	15	0	8	8	86
Allendale	1,197,283	1	2	-1	7	6	33
Argyll	90,506	-	-	-	1	1	12
Aspen Gardens	1,088,776	1	2	-1	-	-1	15
Athlone	576,179	2	1	1	1	2	21
Avonmore	714,955	1	1	0	3	3	18
Balwin	1,354,945	8	3	5	3	8	20
Beacon Heights	149,830	-	1	-1	1	0	16
Belgravia	5,548,423	9	8	1	4	5	52
Bellevue	512,509	1	1	-	1	1	15
Belvedere	408,504	1	2	-1	3	2	23
Bergman	3,588,060	28	-	28	-	28	17
Beverly Heights	1,297,264	3	2	1	3	4	17
Bonnie Doon	13,742,765	105	18	87	2	89	82
Boyle Street	50,500	-	12	-12	-	-12	4
Britannia Youngstown	4,745,380	34	6	28	1	29	41
Calder	3,196,808	15	5	10	5	15	32
Canora	3,570,203	41	6	35	3	38	32
Capilano	1,552,761	2	3	-1	2	1	37
Central McDougall	288,975	-	8	-8	1	-7	17
Cloverdale	1,696,999	3	2	1	-	1	11
Crestwood	3,857,494	7	9	-2	1	-1	48
Cromdale	141,801	-	5	-5	-	-5	12
Delton	1,909,544	8	6	2	5	7	26
Delwood	111,591	-	-	-	1	1	7
Dovercourt	100,455	-	-	-	1	1	8
Downtown	56,061,448	340	3	337	-	337	20
Duggan	204,679	-	-	-	2	2	15

...cont, Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (E-K)

Neighbourhood	Total Construction Value (\$)	New Units	Units Demolished	Net Units (new minus demos)	Number of Secondary Suites	Total Units	Number of Permits
Eastwood	3,046,732	20	3	17	1	18	20
Elmwood	45,806	-	-	-	-	-	6
Elmwood Park	614,510	3	1	2	2	4	9
Empire Park	95,325	-	-	-	-	-	3
Evansdale	0	-	-	-	-	-	-
Forest Heights	2,777,131	9	5	4	6	10	43
Fulton Place	213,238	1	-	1	2	3	16
Garneau	1,418,164	1	3	-2	-	-2	21
Glengarry	40,631	-	-	-	-	-	4
Glenora	5,941,616	11	11	-	3	3	85
Glenwood	1,875,319	7	5	2	4	6	32
Gold Bar	693,009	1	1	-	1	1	12
Grandview Heights	759,734	1	2	-1	-	-1	6
Greenfield	207,408	0	0	-	-	0	17
Griesbach	28,180,088	77	8	69		69	147
Grovenor	3,400,992	10	8	2	2	4	43
Hazeldean	1,485,530	4	2	2	8	10	38
High Park	1,119,828	4	1	3	2	5	13
Highlands	1,515,796	3	12	-9	3	-6	46
Holyrood	2,889,144	6	4	2	4	6	57
Idylwylde	186,120	-	-	-	3	3	10
Inglewood	1,333,585	6	4	2	3	5	44
Jasper Park	447,542	1	2	-1	-	-1	11
Kenilworth	90,373	-	-	-	-	-	9
Kensington	41,515	-	-	-	-	-	11
Kildare	67,350	-	-	-	-	-	6
Kilkenny	69,491	-	-	-	1	1	8
Killarney	63,571	-	1	-1	1	-	9
King Edward Park	2,852,431	7	6	1	5	6	53

...cont, **Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (L-Q)**

Neighbourhood	Total Construction Value (\$)	New Units	Units Demolished	Net Units (new minus demos)	Number of Secondary Suites	Total Units	Number of Permits
Landsdowne	225,514	-	-	-	-	-	9
Lauderdale	53,624	-	1	-1	-	-1	9
Laurier Heights	2,581,951	3	3	-	-	-	30
Lendrum Place	1,227,505	1	1	-	5	5	21
Lynnwood	183,350	-	-	-	2	2	13
Malmo Plains	508,321	-	-	-	1	1	16
Mayfield	261,605	-	-	-	1	1	19
McCauley	2,755,557	9	6	3	2	5	31
McKernan	3,293,106	12	4	8	7	15	55
McQueen	131,217	-	-	-	-	-	14
Meadowlark Park	230,274	-	1	-1	2	1	10
Montrose	1,276,866	5	4	1	2	3	28
Newton	515,435	2	1	1	5	6	17
North Glenora	1,164,736	2	1	1	2	3	36
Northmount	12,176	-	-	-	-	-	2
Oliver	5,359,750	2	43	-41	-	-41	27
Ottewell	691,309	1	1	-	3	3	35
Parkallen	3,334,958	17	7	10	5	15	32
Parkdale	4,799,365	30	3	27	3	30	34
Parkview	4,263,361	5	6	-1	2	1	55
Patricia Heights	49,000	-	-	-	-	-	2
Pleasantview	11,929,589	104	4	100	5	105	37
Prince Charles	2,310,190	17	2	15	1	16	17
Prince Rupert	1,535,374	15	0	15	1	16	17
Queen Alexandra	10,941,035	54	8	46	7	53	68
Queen Mary Park	419,163	0	20	-20	5	-15	27
Quesnell Heights	755,260	1	1	-	-	-	4

...cont, Table 4: 2010 Total Construction Value and Net Unit Gain by Neighbourhood (R-Z)

Neighbourhood	Total Construction Value (\$)	New Units	Units Demolished	Net Units (new minus demos)	Number of Secondary Suites	Total Units	Number of Permits
Rideau Park	10,300	-	-	-	1	1	3
Rio Terrace	687,930	1	1	-	-	-	15
Ritchie	6,186,674	17	15	2	6	8	85
Riverdale	2,208,167	5	4	1	-	1	19
Rossdale	748,062	2	2	-	-	-	12
Rosslyn	878,293	2	1	1	1	2	17
Royal Gardens	192,873	-	-	-	-	-	6
Rundle Heights	43,769	-	-	-	-	-	8
Sherbrooke	447,076	-	-	-	-	-	8
Sherwood	869,052	3	2	1	1	2	11
Spruce Avenue	1,378,242	6	2	4	4	8	21
Strathcona	2,424,431	3	5	-2	9	7	47
Strathearn	909,709	2	5	-3	3	0	34
Terrace Heights	167,040	-	-	-	1	1	12
Virginia Park	160,147	-	-	-	-	-	8
Wellington	233,849	1	1	-	-	-	9
West Jasper Place	3,611,466	18	1	17	2	19	15
West Meadowlark Park	109,176	-	-	-	-	-	9
Westbrook Estates	686,565	1	1	-	-	-	6
Westmount	3,947,440	9	9	-	2	2	72
Westwood	2,216,371	9	3	6	1	7	17
Windsor Park	2,332,797	3	7	-4	2	-2	28
Woodcroft	2,601,214	30	1	29	4	33	25
York	78,441	-	-	-	1	1	8
TOTAL	266,987,422	1,189	377	812	209	1,021	2,677

Mature Neighbourhoods Residential as a Percent of City Wide Residential Permits (Excluding Downtown)	12%
Downtown Residential as a Percent of City Wide Residential Permits	3%
Suburban Residential areas as a Percent of City Wide Residential Permits	85%
Total Value of Residential Permits City Wide	\$1,770,914,362.11