

## Mature Neighbourhood Reinvestment (2012)



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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 additions and 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.

The Mature Neighbourhood Reinvestment report provides a picture of private investment into residential units in mature neighbourhoods. Detailed tables on 2012 permit data for each neighbourhood are provided in Appendix 1 (Tables 2-4).

### Mature Neighbourhoods, defined

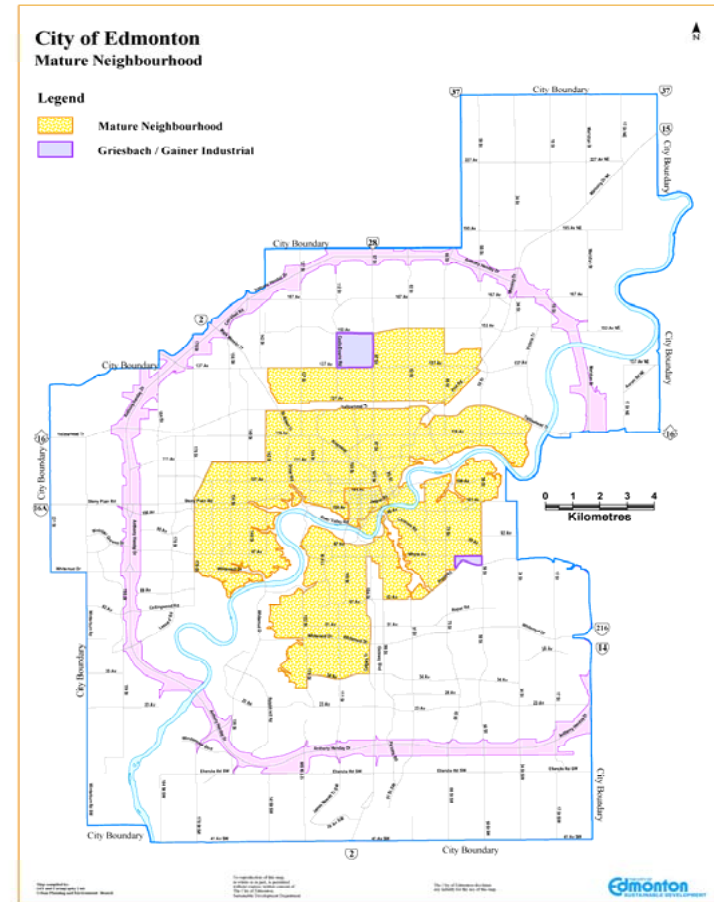
Mature neighbourhoods in Edmonton are generally those completed before 1970, the majority of which experienced their greatest growth in the post-WWII era. These neighbourhoods form a rough concentric oval around the city centre and are formally defined by the "Mature Neighbourhood Overlay" (MNO) (see Map 1). The Griesbach 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 110 mature neighbourhoods in Edmonton out of a total of 274 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
Gainer Industrial *	Garneau	Glengarry	Glenora
Glenwood	Grandview Heights	Gold Bar	Greenfield
Griesbach	Grovenor	Hazeldean	High Park
Highlands	Holyrood	Idylwylde	Inglewood
Jasper Park	Kenilworth	Kensington	Kildare
Kilkenny	King Edward Park	Killarney	Landsdowne
Lauderdale	Laurier Heights	Lendrum Place	Lynnwood
Malmo 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		

\* For the purpose of this report, Gainer Industrial is included in the Mature Neighbourhoods. Bylaw 15437 added a residential component to the neighbourhood.



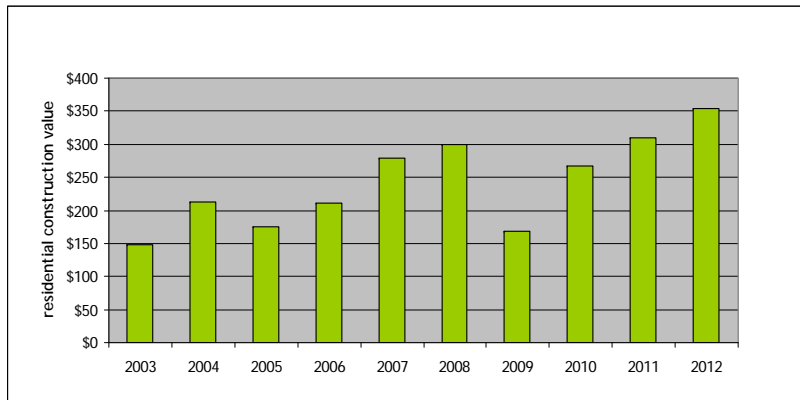
Griesbach and Gainer Industrial are not within the Mature Neighbourhood Overlay (Bylaw 12800). They are included due to their characteristics/components.

## 2012 Highlights

### Construction Value

The value of residential construction in the mature neighbourhoods (including downtown) increased in 2012, up 14% to \$354 million (Figure 1). Within this figure, \$536,016 of construction occurred in the Downtown neighbourhood. This is the highest the mature neighbourhood construction values have been in the last ten years. City-wide residential construction values also saw an increase of 20% in 2012. As residential construction values were strong city-wide in 2012, the percentage share of total residential construction values decreased in the mature neighbourhoods from 17% in 2011 to 15% in 2012.

**Figure 1: Value of Residential Construction in Mature Neighbourhoods 2003-2012 (in millions)**



In 2012, there were 2,709 permits issued for single-family homes (including Secondary Suites) valued at \$152 million and 370 permits issued for multi-family homes valued at \$202 million.

12 permits issued in the mature neighbourhoods were valued over \$3 million, four of which were over \$10 million. These permits account for 818 new dwelling units in the mature neighbourhoods.

In 2012, neighbourhoods with the construction value of over \$4 million for single-family dwellings include (in order of highest to lowest construction value):

- Griesbach • Bonnie Doon • Glenora • Alberta Avenue • Richie • Parkview • Crestwood

Neighbourhoods with the total residential construction value over \$5 million for multi-family dwellings include (in order from highest to lowest construction value):

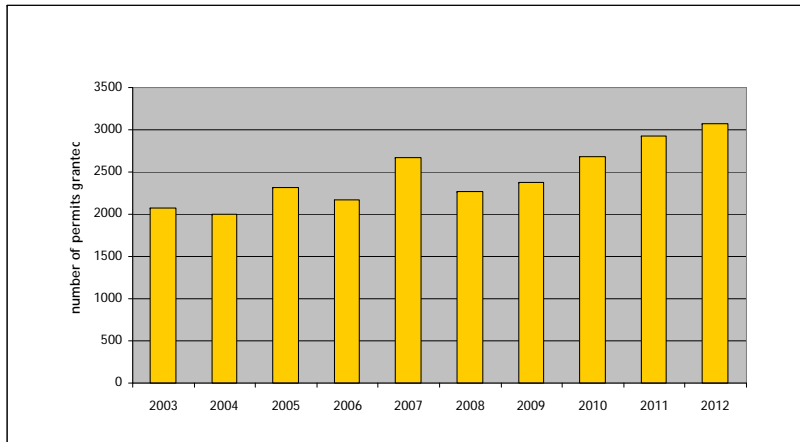
- Boyle Street • Oliver • Westmount • Gainer Industrial • Strathcona • Central McDougall • Queen Alexandra

### Number of Permits

The total number of residential building permits issued in mature neighbourhoods rose from 2,928 in 2011 to 3,079 in 2012 (Figure 2). This is the highest number of permits issued in mature neighbourhoods in the last ten years. The average number of yearly residential building permits in mature neighbourhoods over the last ten years is 2,456.

A large volume (78%) of residential building permits issued in mature neighbourhoods were for alterations, additions and demolitions of existing structures. New dwelling units (including single, multi and secondary suites) accounted for 22% of residential building permits issued.

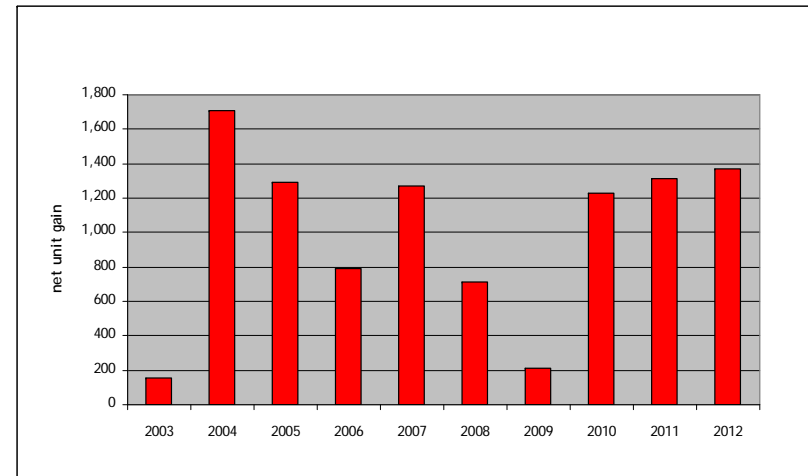
**Figure 2: Annual Number of Residential Construction Permits Granted in Mature Neighbourhoods**



### Unit Growth

Net unit growth in the mature neighbourhoods (including secondary suites) was up in 2012 to 1,370 (permits were granted to build 1,742 new units and 372 units were demolished) from 1,313 in 2011 (see Figure 3). The highest net unit growth was 1,796 units in 2002. The Downtown neighbourhood had only one net new unit in 2012.

**Figure 3: Net Unit Gain in Mature Neighbourhoods 2003-2012**



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

Within the mature neighbourhoods, new dwelling construction continued to follow the trend of more multi-family units than single-family units. In 2012, there were permits issued to construct 296 new single-family units while 362 single units were demolished, with a net loss of 66 single family units. On the other hand, permits were issued for 1,195 multi-family units while 10 units were demolished, representing a net gain of 1,185 multi-family units.

**Figure 5: Net Unit Gain in 2012**

NBHDs with highest net unit gain in 2012	
Boyle Street	361
Oliver	125
Griesbach	111
Westmount	92
Central McDougall	60
Gainer Industrial	55
Belgravia	51
Strathcona	36
Athlone	29
McCauley	18
Queen Alexandra	18

NBHDs with lowest net unit gain in 2012	
Prince Rupert	-2
Rossdale	-2
Roslyn	-2
Avonmore	-3
Glenora	-3
Queen Mary Park	-3

### Secondary Suites

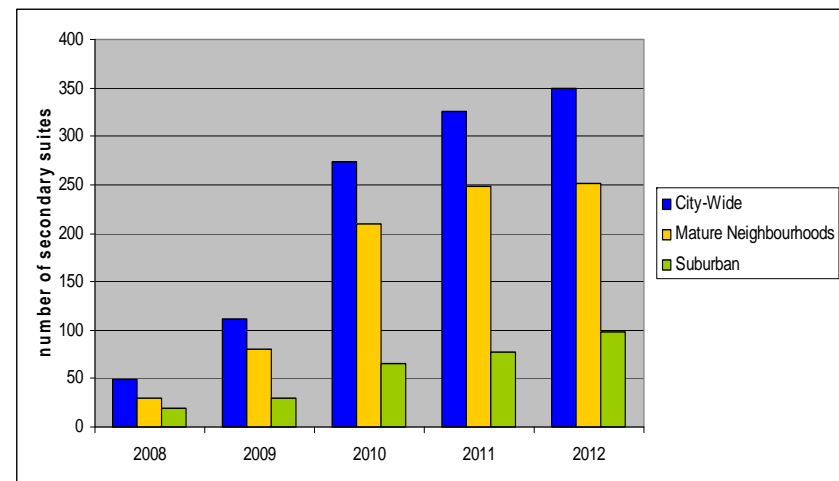
In 2007 the Zoning Bylaw was amended to allow for Secondary Suites in single-family dwellings. In 2009 the Zoning Bylaw was further amended to allow for Garden and Garage Suites in restricted areas on lots that have a single-family dwelling. As a

result, the number of permits issued for secondary suites within the City has grown significantly (Figure 4).

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 2012, permits were granted for 251 secondary suites in the mature neighbourhoods, up from 248. These permits included the addition of secondary suites to both new construction (single-family dwellings) and existing single-family dwellings. Secondary suites made up 18% of all new dwelling units in the mature areas.

**Figure 4: Secondary Suites 2008-2012**



**Table 1: Summary of Mature Neighbourhood Reinvestment 2012**

<b>Mature Neighbourhood Reinvestment 2012</b>										
Total Residential Permits (Mature Neighbourhood Overlay plus Griesbach and Gainer Industrial neighbourhoods)										
	Construction Value	% Change in Value (2011 to 2012)	Number of New Units	% Change in New Units (2011 to 2012)	Number of Secondary Suites	Total Number of New Units	Units Demolished	Net Unit Gain	Number of Permits	% Change in Permits (2011 to 2012)
<b>TOTAL</b>	<b>\$353,909,991</b>	14%	<b>1,491</b>	-1%	<b>251</b>	<b>1,742</b>	<b>-372</b>	<b>1,370</b>	<b>3,079</b>	5%
SINGLE	\$151,613,491	-1%	296	-3%	-	-	-362	-66	2,709	4%
MULTI	\$202,296,500	30%	1,195	0%	-	-	-10	1,185	370	13%

<b>Construction Value Summary (\$)</b>	<b>Construction Value</b>	<b>Percentage Share</b>
Residential permits in mature neighbourhoods as a % of city-wide residential permits	\$354,134,991	16%
Residential permits in developing and established neighbourhoods (suburban) as a % of city-wide residential permits	\$1,832,151,905	84%
City-wide residential permit value	\$2,186,286,896	100%

<b>Dwelling Unit Summary</b>	<b>Dwelling Units</b>	<b>Percentage Share</b>
Dwelling units in mature neighbourhoods as a % of city-wide dwelling units	1,370	15%
Dwelling units in developing and established neighbourhoods (suburban) as a % of city-wide dwelling units	7,746	85%
City-wide dwelling units	9,116	100%



## Appendix 1: Detailed Neighbourhood Permit Data

Table 2 – 2012 Single-Family Building Permits and Construction by Neighbourhood

Table 3 – 2012 Multi-Family Building Permits and Construction by Neighbourhood

Table 4 – 2012 Total Construction Value and Net Unit Gain by Neighbourhood

Table 2: 2012 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
Abbottsfield	-	-	-	-	-	-	-	-
Alberta Avenue	5,464,486	3	11	21	20	-17	3	113
Allendale	757,959	1	3	3	1	-8	-7	38
Argyll	70,815	1	3	0	0	0	0	5
Aspen Gardens	875,787	1	2	0	1	-1	0	12
Athlone	389,340	1	1	4	1	-2	-1	12
Avonmore	1,811,539	2	1	5	3	-6	-3	30
Balwin	77,082	1	0	1	0	-3	-3	11
Beacon Heights	621,050	3	2	1	2	-1	1	18
Belgravia	3,889,482	1	5	3	6	-6	0	46
Bellevue	885,363	1	1	2	2	0	2	11
Belvedere	689,360	0	2	5	2	-3	-1	23
Bergman	38,280	0	3	0	0	0	0	4
Beverly Heights	668,695	3	0	3	1	-4	-3	20
Bonnie Doon	7,603,164	1	5	4	16	-17	-1	83
Boyle Street	63,633	1	1	1	0	-5	-5	15
Britannia Youngstown	581,471	1	1	1	1	-9	-8	35
Calder	278,403	1	5	3	0	-3	-3	35
Canora	178,414	0	4	0	0	-6	-6	30
Capilano	894,980	7	5	1	0	0	0	30
Central McDougall	49,700	0	1	1	0	-2	-2	6
Cloverdale	568,525	0	2	1	1	-1	0	10
Crestwood	4,008,672	4	5	1	6	-9	-3	56
Cromdale	324,379	1	3	1	0	0	0	8
Delton	1,287,127	1	1	4	3	-4	-1	26
Delwood	50,546	0	1	0	0	0	0	8
Dovercourt	492,839	1	2	0	1	-1	0	15
Downtown	-	-	-	-	-	-	-	-
Duggan	163,860	3	4	0	0	0	0	15

...cont, Table 2: 2012 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	486,360	3	1	2	1	-4	-3	18
Elmwood	58,652	1	3	1	0	0	0	11
Elmwood Park	6,000	0	1	1	0	0	0	2
Empire Park	-	-	-	-	-	-	-	-
Evansdale	35,000	0	0	1	0	0	0	2
Forest Heights	3,118,388	3	6	10	5	-7	-2	52
Fulton Place	1,385,083	1	4	1	2	0	2	19
Gainer Industrial	-	-	-	-	-	-	-	-
Garneau	1,496,861	0	0	2	3	-7	-4	24
Glengarry	372,691	2	1	3	1	-1	0	14
Glenora	7,143,521	7	9	0	10	-13	-3	64
Glenwood	1,910,386	0	3	4	5	-6	-1	34
Gold Bar	682,763	1	3	2	1	-1	0	20
Grandview Heights	1,538,592	3	2	0	2	-1	1	11
Greenfield	274,037	5	3	1	0	0	0	14
Griesbach	31,538,864	0	6	2	85	0	85	165
Grovenor	3,320,781	2	6	0	7	-8	-1	47
Hazeldean	1,176,697	1	1	9	2	-5	-3	31
High Park	590,624	2	1	4	1	-2	-1	13
Highlands	1,755,364	8	2	4	3	-4	-1	36
Holyrood	1,244,906	2	8	4	1	-2	-1	44
Idylwyld	125,820	0	3	6	0	-1	-1	24
Inglewood	486,198	0	1	2	0	-14	-14	47
Jasper Park	31,380	0	0	0	0	0	0	7
Kenilworth	1,038,922	1	2	1	2	-1	1	13
Kensington	165,448	3	3	4	0	-1	-1	20
Kildare	6,800	1	0	1	0	0	0	2
Kilkenny	135,491	2	1	3	0	0	0	9
Killarney	128,815	1	2	2	0	-2	-2	20
King Edward Park	2,952,759	3	6	13	6	-11	-5	79

...cont, Table 2: 2012 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	1,149,328	1	1	0	1	0	1	9
Lauderdale	126,834	1	1	0	0	0	0	10
Laurier Heights	1,339,522	2	8	1	1	-1	0	32
Lendrum Place	278,082	2	4	1	0	0	0	21
Lynnwood	70,611	2	0	2	0	0	0	14
Malmo Plains	605,657	3	1	5	1	0	1	18
Mayfield	142,598	3	3	1	0	0	0	17
McCauley	816,978	0	3	1	2	-9	-7	28
McKernan	3,995,094	3	3	8	8	-13	-5	60
McQueen	208,098	3	1	1	0	0	0	9
Meadowlark Park	127,254	1	5	2	0	0	0	13
Montrose	1,400,943	3	2	4	4	-7	-3	37
Newton	1,335,400	2	0	6	4	-2	2	26
North Glenora	629,357	5	6	0	0	0	0	31
Northmount	13,000	0	1	0	0	0	0	3
Oliver	20,001	0	0	0	0	-3	-3	2
Ottewell	582,060	7	6	2	0	0	0	28
Parkallen	1,832,182	3	7	4	3	-2	1	44
Parkdale	1,245,934	0	5	1	4	-5	-1	39
Parkview	4,869,307	9	12	0	4	-5	-1	46
Patricia Heights	28,068	1	1	0	0	0	0	8
Pleasantview	2,708,569	1	6	2	5	-4	1	28
Prince Charles	153,422	2	2	0	0	-9	-9	33
Prince Rupert	50,141	0	1	3	0	0	0	10
Queen Alexandra	699,821	2	5	7	1	-13	-12	38
Queen Mary Park	674,101	0	0	0	1	-4	-3	14
Quesnell Heights	871,430	0	1	0	1	-1	0	4

...cont, Table 2: 2012 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
Rideau Park	113,000	1	1	1	0	0	0	4
Rio Terrace	521,960	5	3	0	0	0	0	13
Ritchie	5,101,785	0	9	10	13	-18	-5	91
Riverdale	1,681,786	0	2	0	3	-6	-3	22
Rossdale	1,282,010	1	1	0	2	-4	-2	13
Rosslyn	62,699	1	0	2	0	0	0	14
Royal Gardens	58,668	2	0	0	0	0	0	4
Rundle Heights	48,703	1	0	0	0	0	0	8
Sherbrooke	1,966,188	2	0	2	0	0	0	8
Sherwood	1,973,688	2	2	1	4	-5	-1	24
Spruce Avenue	378,160	0	1	3	1	-5	-4	22
Strathcona	3,763,944	4	10	8	6	-18	-12	76
Strathearn	1,833,716	5	6	4	3	-3	0	40
Terrace Heights	826,554	1	3	4	1	0	1	15
Virginia Park	324,573	0	0	1	1	0	1	3
Wellington	60,622	0	1	1	0	0	0	6
West Jasper Place	2,853,598	2	1	3	7	-6	1	32
West Meadowlark Park	104,652	1	1	0	0	0	0	5
Westbrook Estates	2,753,406	1	4	1	2	-3	-1	14
Westmount	3,779,441	3	6	0	7	-13	-6	54
Westwood	59,917	0	1	2	0	-2	-2	10
Windsor Park	1,540,462	2	8	0	2	-1	1	30
Woodcroft	149,432	1	1	5	0	0	0	10
York	153,934	0	1	3	0	-1	-1	12
<b>TOTAL</b>	<b>151,613,491</b>	<b>182</b>	<b>299</b>	<b>251</b>	<b>296</b>	<b>-362</b>	<b>-66</b>	<b>2,709</b>

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: 2012 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	61,792	0	1	0	0	0	1
Alberta Avenue	626,000	0	7	4	0	4	11
Allendale	3,623,000	0	3	20	0	20	13
Argyll	4,000	0	0	0	0	0	1
Aspen Gardens	-	-	-	-	-	-	-
Athlone	4,960,000	0	0	30	0	30	1
Avonmore	-	-	-	-	-	-	-
Balwin	1,797,300	0	2	8	0	8	6
Beacon Heights	40,000	0	1	0	0	0	1
Belgravia	3,250,000	0	2	51	0	51	3
Bellevue	-	-	-	-	-	-	-
Belvedere	1,927,683	0	3	15	0	15	6
Bergman	5,500	0	2	0	0	0	2
Beverly Heights	406,000	0	1	2	0	2	3
Bonnie Doon	2,115,000	0	5	10	0	10	10
Boyle Street	47,286,137	0	2	366	0	366	8
Britannia Youngstown	2,560,000	0	1	19	0	19	10
Calder	1,151,800	0	10	6	-2	4	14
Canora	1,994,000	0	0	14	0	14	8
Capilano	-	-	-	-	-	-	-
Central McDougall	8,469,850	0	2	62	0	62	7
Cloverdale	-	-	-	-	-	-	-
Crestwood	400,000	0	0	2	0	2	1
Cromdale	40,000	0	1	0	0	0	1
Delton	570,000	0	0	4	0	4	2
Delwood	-	-	-	-	-	-	-
Dovercourt	-	-	-	-	-	-	-
Downtown	563,016	1	8	2	-1	1	12
Duggan	-	-	-	-	-	-	-

...cont, Table 3: 2012 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	537,200	0	3	6	0	6	7
Elmwood	3,000	0	1	0	0	0	0
Elmwood Park	-	-	-	-	-	-	-
Empire Park	100,000	0	1	0	0	0	1
Evansdale	-	-	-	-	-	-	-
Forest Heights	1,001,000	1	1	4	0	4	5
Fulton Place	-	-	-	-	-	-	-
Gainer Industrial	9,446,000	0	0	55	0	55	1
Garneau	4,940,920	0	8	19	0	19	17
Glengarry	-	-	-	-	-	-	-
Glenora	275,940	1	0	0	0	0	3
Glenwood	380,000	0	0	2	0	2	1
Gold Bar	-	-	-	-	-	-	-
Grandview Heights	-	-	-	-	-	-	-
Greenfield	37,000	0	1	0	0	0	1
Griesbach	3,318,170	0	4	26	0	26	16
Grovenor	2,537,500	0	0	13	0	13	7
Hazeldean	846,000	0	2	6	0	6	7
High Park	680,000	0	1	4	0	4	3
Highlands	-	-	-	-	-	-	-
Holyrood	2,000	0	0	0	0	0	0
Idylwylde	-	-	-	-	-	-	-
Inglewood	4,704,300	0	4	29	0	29	19
Jasper Park	116,000	0	2	1	0	1	3
Kenilworth	-	-	-	-	-	-	-
Kensington	-	-	-	-	-	-	-
Kildare	-	-	-	-	-	-	-
Kilkenny	-	-	-	-	-	-	-
Killarney	400,000	0	0	2	0	2	1
King Edward Park	1,303,300	0	1	8	0	8	7

...cont, Table 3: 2012 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
Landsdowne	-	-	-	-	-	-	-
Lauderdale	-	-	-	-	-	-	-
Laurier Heights	-	-	-	-	-	-	-
Lendrum Place	-	-	-	-	-	-	-
Lynnwood	-	-	-	-	-	-	-
Malmö Plains	-	-	-	-	-	-	-
Mayfield	-	-	-	-	-	-	-
McCauley	4,427,143	0	1	25	0	25	4
McKernan	2,936,560	0	8	12	0	12	14
McQueen	-	-	-	-	-	-	-
Meadowlark Park	3,000	0	1	0	0	0	1
Montrose	200,000	0	0	2	0	2	1
Newton	730,000	0	0	4	0	4	2
North Glenora	-	-	-	-	-	-	-
Northmount	-	-	-	-	-	-	-
Oliver	43,113,742	0	19	128	0	128	22
Ottewell	-	-	-	-	-	-	-
Parkallen	-	-	-	-	-	-	-
Parkdale	1,121,000	0	1	8	0	8	7
Parkview	-	-	-	-	-	-	-
Patricia Heights	-	-	-	-	-	-	-
Pleasantview	-	-	-	-	-	-	-
Prince Charles	1,800,000	0	2	12	0	12	9
Prince Rupert	10,000	0	0	0	-2	-2	1
Queen Alexandra	5,606,500	0	1	32	-2	30	12
Queen Mary Park	438,794	0	2	0	0	0	2
Quesnell Heights	-	-	-	-	-	-	-



...cont, Table 3: 2012 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
Rideau Park	-	-	-	-	-	-	-
Rio Terrace	-	-	-	-	-	-	-
Ritchie	2,511,100	0	2	10	-1	9	10
Riverdale	1,424,500	0	3	6	0	6	9
Rossdale	-	-	-	-	-	-	-
Rosslyn	133,000	0	1	0	-2	-2	2
Royal Gardens	-	-	-	-	-	-	-
Rundle Heights	4,500	0	1	0	0	0	1
Sherbrooke	-	-	-	-	-	-	-
Sherwood	265,000	0	1	2	0	2	2
Spruce Avenue	1,083,253	0	3	9	0	9	5
Strathcona	8,754,200	0	13	48	0	48	23
Strathearn	340,000	0	0	2	0	2	1
Terrace Heights	70,000	0	1	1	0	1	2
Virginia Park	-	-	-	-	-	-	-
Wellington	-	-	-	-	-	-	-
West Jasper Place	-	-	-	-	-	-	-
West Meadowlark Park	7,000	0	1	0	0	0	1
Westbrook Estates	85,000	0	1	0	0	0	1
Westmount	10,795,800	0	2	98	0	98	9
Westwood	792,000	0	3	6	0	6	7
Windsor Park	-	-	-	-	-	-	-
Woodcroft	165,000	0	1	0	0	0	1
York	3,000,000	0	1	0	0	0	1
<b>TOTAL</b>	<b>202,296,500</b>	<b>3</b>	<b>149</b>	<b>1,195</b>	<b>-10</b>	<b>1,185</b>	<b>370</b>

Table 4: 2012 Total Construction Value and Net Unit Gain by Neighbourhood (A-D)

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Abbotsfield	61,792	0	0	0	0	0	1
Alberta Avenue	6,090,486	24	-17	7	21	28	124
Allendale	4,380,959	21	-8	13	3	16	51
Argyll	74,815	0	0	0	0	0	6
Aspen Gardens	875,787	1	-1	0	0	0	12
Athlone	5,349,340	31	-2	29	4	33	13
Avonmore	1,811,539	3	-6	-3	5	2	30
Balwin	1,874,382	8	-3	5	1	6	17
Beacon Heights	661,050	2	-1	1	1	2	19
Belgravia	7,139,482	57	-6	51	3	54	49
Bellevue	885,363	2	0	2	2	4	11
Belvedere	2,617,043	17	-3	14	5	19	29
Bergman	43,780	0	0	0	0	0	6
Beverly Heights	1,074,695	3	-4	-1	3	2	23
Bonnie Doon	9,718,164	26	-17	9	4	13	93
Boyle Street	47,349,770	366	-5	361	1	362	23
Britannia Youngstown	3,141,471	20	-9	11	1	12	45
Calder	1,430,203	6	-5	1	3	4	49
Canora	2,172,414	14	-6	8	0	8	38
Capilano	894,980	0	0	0	1	1	30
Central McDougall	8,519,550	62	-2	60	1	61	13
Cloverdale	568,525	1	-1	0	1	1	10
Crestwood	4,408,672	8	-9	-1	1	0	57
Cromdale	364,379	0	0	0	1	1	9
Delton	1,857,127	7	-4	3	4	7	28
Delwood	50,546	0	0	0	0	0	8
Dovercourt	492,839	1	-1	0	0	0	15
Downtown	563,016	2	-1	1	0	1	12
Duggan	163,860	0	0	0	0	0	15

...cont, Table 4: 2012 Total Construction Value and Net Unit Gain by Neighbourhood (E-K)

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Eastwood	1,023,560	7	-4	3	2	5	25
Elmwood	61,652	0	0	0	1	1	11
Elmwood Park	6,000	0	0	0	1	1	2
Empire Park	100,000	0	0	0	0	0	1
Evansdale	35,000	0	0	0	1	1	2
Forest Heights	4,119,388	9	-7	2	10	12	57
Fulton Place	1,385,083	2	0	2	1	3	19
Gainer Industrial	9,446,000	55	0	55	0	55	1
Garneau	6,437,781	22	-7	15	2	17	41
Glengarry	372,691	1	-1	0	3	3	14
Glenora	7,419,461	10	-13	-3	0	-3	67
Glenwood	2,290,386	7	-6	1	4	5	35
Gold Bar	682,763	1	-1	0	2	2	20
Grandview Heights	1,538,592	2	-1	1	0	1	11
Greenfield	311,037	0	0	0	1	1	15
Griesbach	34,857,034	111	0	111	2	113	181
Grovenor	5,858,281	20	-8	12	0	12	54
Hazeldean	2,022,697	8	-5	3	9	12	38
High Park	1,270,624	5	-2	3	4	7	16
Highlands	1,755,364	3	-4	-1	4	3	36
Holyrood	1,246,906	1	-2	-1	4	3	44
Idylwylde	125,820	0	-1	-1	6	5	24
Inglewood	5,190,498	29	-14	15	2	17	66
Jasper Park	147,380	1	0	1	0	1	10
Kenilworth	1,038,922	2	-1	1	1	2	13
Kensington	165,448	0	-1	-1	4	3	20
Kildare	6,800	0	0	0	1	1	2
Kilkenny	135,491	0	0	0	3	3	9
Killarney	528,815	2	-2	0	2	2	21
King Edward Park	4,256,059	14	-11	3	13	16	86

...cont, Table 4: 2012 Total Construction Value and Net Unit Gain by Neighbourhood (L-Q)

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Landsdowne	1,149,328	1	0	1	0	1	9
Lauderdale	126,834	0	0	0	0	0	10
Laurier Heights	1,339,522	1	-1	0	1	1	32
Lendrum Place	278,082	0	0	0	1	1	21
Lynnwood	70,611	0	0	0	2	2	14
Malmo Plains	605,657	1	0	1	5	6	18
Mayfield	142,598	0	0	0	1	1	17
McCauley	5,244,121	27	-9	18	1	19	32
McKernan	6,931,654	20	-13	7	8	15	74
McQueen	208,098	0	0	0	1	1	9
Meadowlark Park	130,254	0	0	0	2	2	14
Montrose	1,600,943	6	-7	-1	4	3	38
Newton	2,065,400	8	-2	6	6	12	28
North Glenora	629,357	0	0	0	0	0	31
Northmount	13,000	0	0	0	0	0	3
Oliver	43,133,743	128	-3	125	0	125	24
Ottewell	582,060	0	0	0	2	2	28
Parkallen	1,832,182	3	-2	1	4	5	44
Parkdale	2,366,934	12	-5	7	1	8	46
Parkview	4,869,307	4	-5	-1	0	-1	46
Patricia Heights	28,068	0	0	0	0	0	8
Pleasantview	2,708,569	5	-4	1	2	3	28
Prince Charles	1,953,422	12	-9	3	0	3	42
Prince Rupert	60,141	0	-2	-2	3	1	11
Queen Alexandra	6,306,321	33	-15	18	7	25	50
Queen Mary Park	1,112,895	1	-4	-3	0	-3	16
Quesnell Heights	871,430	1	-1	0	0	0	4

...cont, Table 4: 2012 Total Construction Value and Net Unit Gain by Neighbourhood (R-Z)

Neighbourhood	Construction Value (\$)	New Units	Units Demolished	Net Units: New Minus Demolished	Number of Secondary Suites	Total Units	Number of Permits
Rideau Park	113,000	0	0	0	1	1	4
Rio Terrace	521,960	0	0	0	0	0	13
Ritchie	7,612,885	23	-19	4	10	14	101
Riverdale	3,106,286	9	-6	3	0	3	31
Rossdale	1,282,010	2	-4	-2	0	-2	13
Rosslyn	195,699	0	-2	-2	2	0	16
Royal Gardens	58,668	0	0	0	0	0	4
Rundle Heights	53,203	0	0	0	0	0	9
Sherbrooke	228,335	0	0	0	2	2	8
Sherwood	2,231,188	6	-5	1	1	2	26
Spruce Avenue	1,461,413	10	-5	5	3	8	27
Strathcona	12,518,144	54	-18	36	8	44	99
Strathearn	2,173,716	5	-3	2	4	6	41
Terrace Heights	896,554	2	0	2	4	6	17
Virginia Park	324,573	1	0	1	1	2	3
Wellington	60,622	0	0	0	1	1	6
West Jasper Place	2,853,598	7	-6	1	3	4	32
West Meadowlark Park	111,652	0	0	0	0	0	6
Westbrook Estates	2,838,406	2	-3	-1	1	0	15
Westmount	14,575,241	105	-13	92	0	92	63
Westwood	851,917	6	-2	4	2	6	17
Windsor Park	1,540,462	2	-1	1	0	1	30
Woodcroft	314,432	0	0	0	5	5	11
York	3,153,934	0	-1	-1	3	2	13
<b>TOTAL</b>	<b>353,909,991</b>	<b>1,491</b>	<b>-372</b>	<b>1,119</b>	<b>251</b>	<b>1,370</b>	<b>3,079</b>