Affordable housing for couples with children in the City of Edmonton

UNIVERSITY OF ALBERTA

BACKGROUND

- According to the City of Edmonton Affordable Housing Strategy 2016-2025, (2015), in 2011, 47,000 residents were spending more than 30% of their income on shelter costs, and 24000 spent more than 50%.
- 12,800 families with children in renter households were struggling due to housing affordability in 2011.
- The city's documents and strategies focus merely on affordable housing for rental households and does not mention any data about owner households struggling to find affordable housing.

METHODOLOGY

1. 2016 Dissemination Area census data was used to determine the neighbourhoods requiring affordable housing for couples with children.
- The Z value is calculated by adding the individual Z values calculated from the percentage of both the couples with children and the owners/tenants households spending more than 30% of their income on shelter costs.
- The Z value is demonstrated in the Choropleth map

2. A Suitability Analysis was done to determine the best suitable land for affordable housing.
- The buffer was used to provide the proximity analysis of suitability with regard to certain attributes.
- All attributes mentioned below were assigned positive and negative weight depending on the desirability and suitability of the area.

OPPORTUNITIES

File Name	Reasoning	Distance/ Operations	Weight
Zoning Detailed	A vacant parcel of land has the potential for new development	N/A	+3
LRT Station	Proximity to a LRT station can provide better access and reduce the cost of transportation	600m Buffer	+3
Transit Centre	Walkable distance to a Transit Centre will reduce the private vehicle ownership	600m Buffer	+3
Schools	Proximity to schools will make education easily accessible	500m Buffer	+3
Grocery Stores	Proximity to grocery stores will provide better food options and the families do not have to travel far away	500m Buffer	+2
Recreation Centers	Proximity to recreation centers will promote healthy life style	800m Buffer	+2
Parkland	Children need parks in proximity to play and for leisure activities	800m Buffer	+2
Bus Stops	Second preference after LRT station to reduce the cost of travelling and decrease private vehicle ownership	800m Buffer	+1

CONSTRAINTS

File Name	Reasoning	Distance/ Operations	Weight
Water	A maximum area of 500m is used to avoid any development in the environmental reserve because ecosystem near the water are fragile	500m Buffer	-3
Parkland	Impossible to build on green space	N/A	-3
Industrial Area	To avoid any close contact with high emissions created by various types of industries	800m Buffer	-3
Freeways	Vehicle Pollution from Freeways can effect children living nearby	500m Buffer	-2

RESEARCH QUESTIONS

1. What areas require affordable housing for couples with children in the City of Edmonton?
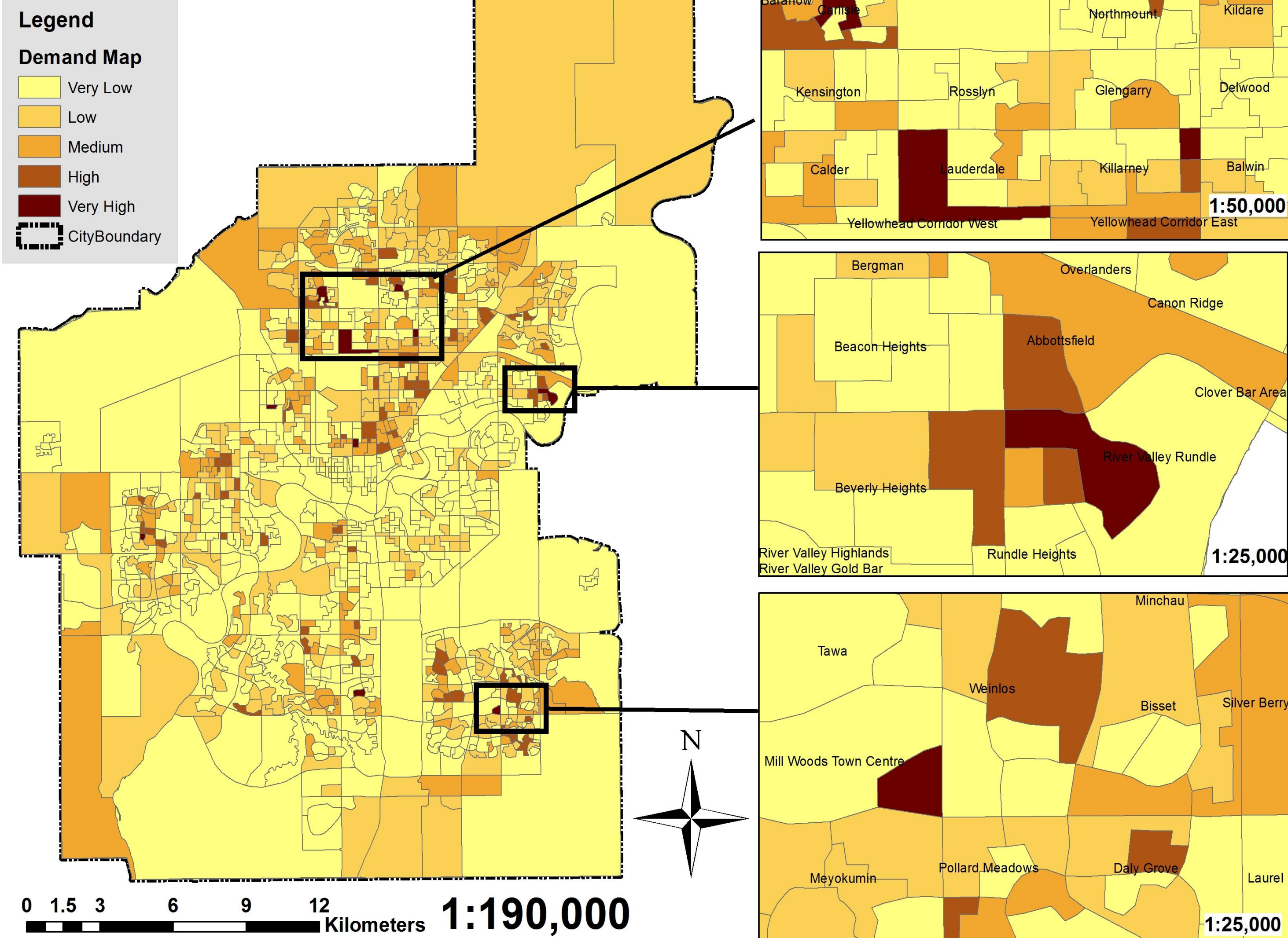2. Where is land available to build affordable housing?

ANALYSIS

Figure 1: Map showing different neighbourhoods which are in need of Affordable Housing for couples with children
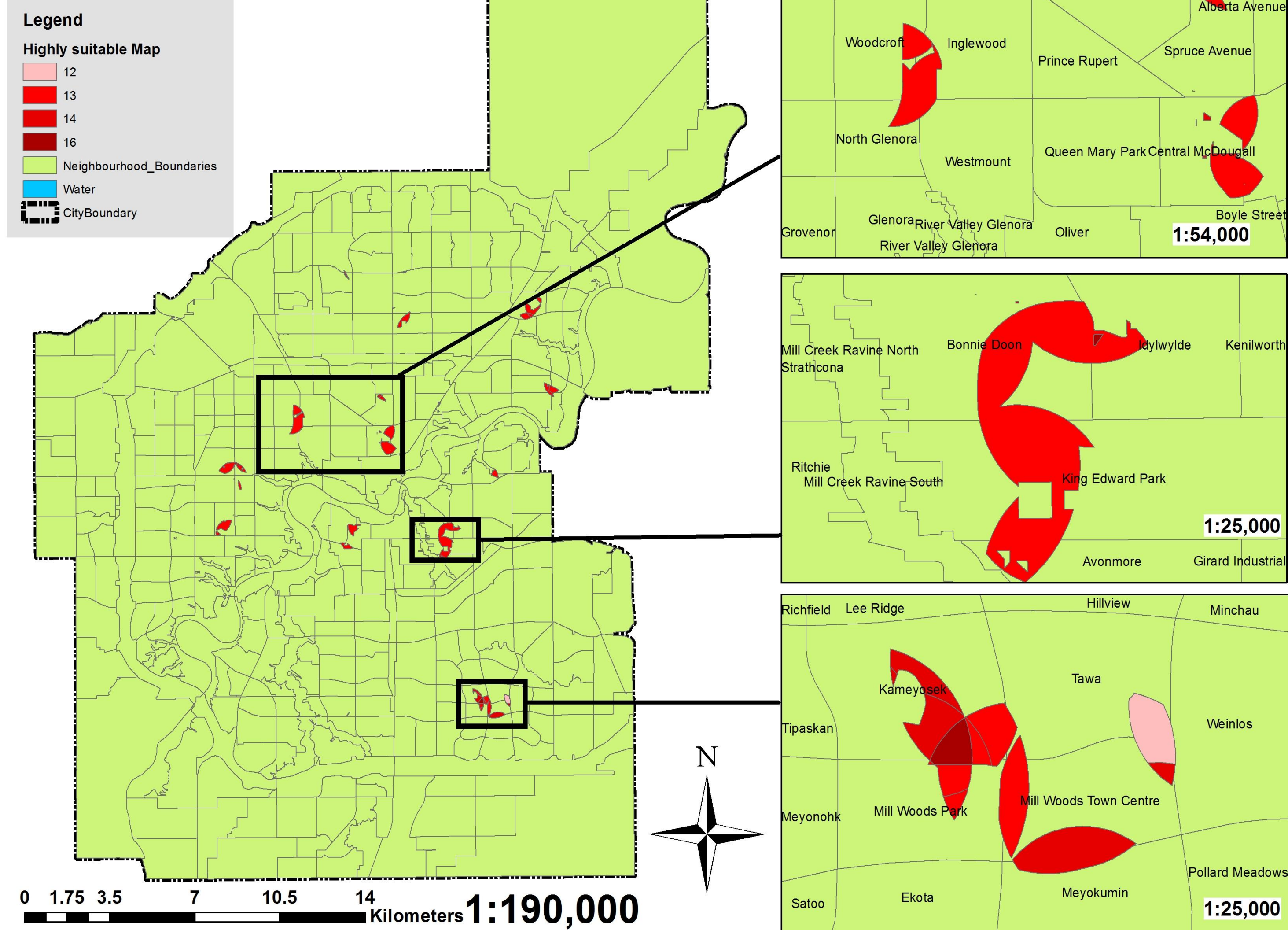

Figure 1: Map showing different neighbourhoods which are highly suitable for Affordable Housing for couples with children

FINDINGS

In the research, it is observed that majority of the neighbourhoods which are in the need of affordable housing do not have the best suitable land available for the development of affordable housing for couples with children.

The demand is primarily in the Northern and North-eastern parts of the city and the best suitable land is available in the Western, North-Western and South-Eastern parts of the city.

Very few neighborhoods have both the demand for affordable housing and the land available for it, except for Canora and Millwoods Town Centre

Neighborhood Requiring Affordable Housing	Nearest Neighbourhood with potential for Affordable Housing
Lauderdale	Glengarry
Carlisle	Dunluce
Central McDougal	Central McDougal & McCauley
River valley Rundle	Beacon Heights & Abbotsfiled
Woodcraft	Woodcraft, Inglewood & North Glenora
Canora	Canora & Britannia Youngs town
Millwoods Town Centre	Kameyosek, Meyokumin & Mill woods Town Centre

PLANNING RELEVANCE

The city has the goal to build 5,000 new affordable housing units in the next five years and has requested $1.1 billion in aid from the Federal government to accomplish this.

The result of this analysis may help Government and Non-Government agencies to better understand where the areas are that are in critical need of affordable housing and the areas that actually are capable of having affordable housing for couples with children.

LIMITATIONS

The distance assigned for the buffer in constrains and opportunities were based on the assessment and experience of the researcher.

Some opportunity and constraint data was unavailable.

The nearest neighborhood is not explicitly defined in this study and no minimum distance is assigned to calculate the distance between neighborhood in need and neighborhood with the potential of having affordable housing.

DATA SOURCES AND REFERENCES

AltaLIS: Water Bodies

Census Data: 2016 Dissemination Area Census (accessed through the University of Toronto CHASS data Centre)

City of Edmonton Open Data: Zoning Detailed, City Boundary, Grocery stores, LRT stations, Transit Centre, Edmonton Public and Catholic School, Recreation centres, Parkland, Bus stops, Freeways

Talen, E., & Koschinsky, J. (2013). The walkable neighborhood: A literature review. *International Journal of Sustainable Land use and Urban Planning, 1*(1) doi:10.24102/ijslup.v1i1.211

City of Edmonton. (2015). *Affordable Housing Strategy 2016-2025.* Retrieved January 25, 2019, from The Edmonton City Website: https://www.edmonton.ca/programs_services/documents/PDF/City%20of%20Edmonton%20Affordable%20Housing%20Strategy%20(2016-2025).pdf

All figures were projected in NAD 1983 3TM 114