



Building IN

Rate of Redevelopment

in Desirable Neighbourhoods

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Lead analysis and report was completed in March 2026. This work reflects BuildingIN’s ongoing commitment to advancing practical, data-driven solutions to support housing supply and inform policy reform.

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1. Executive Summary

Infill redevelopment in Canada’s older neighbourhoods is undertaken at different rates, as local developers respond to market demand and work with varied regulations and constraints. Changes to municipal regulations will affect redevelopment outcomes, by either improving or straining development opportunities and business feasibility.

This research paper examines the rates of residential infill redevelopment in desirable neighbourhoods across three mid-sized Canadian cities, Edmonton, Calgary, and Ottawa, from 2019 to 2024. Using a mixed-methods approach that combined GIS-based building permit data with environmental scans, nine neighbourhoods were identified as redevelopment “hot spots” Westmount, Glenora, and Ritchie (Edmonton); Altadore, Bridgeland, and Hillhurst (Calgary); and Westboro, Hintonburg, and Island Park/Wellington Village (Ottawa).

The analysis revealed that annual rates of redevelopment ranged from 0.6% to 1.7%—averaging a 1.15% redevelopment rate per year—indicating steady but gradual turnover in these established areas. These benchmarks provide a quantitative basis for understanding neighbourhood change in established urban areas, and inform BuildingIN’s forecasts of housing market responses to policy shifts and municipal investments that influence infill development.

2. Introduction

Understanding how existing urban neighbourhoods evolve is critical for effective housing and growth planning. Currently, municipalities can more easily estimate the number of new housing units that will result from opening up new suburban or greenfield lands where the pace and scale of subdivision development is largely controlled by municipalities. The same cannot be said for infill in established areas, where redevelopment is driven by a complex mix of market demand, site-specific constraints, building code, zoning requirements and community acceptance, all of which make the pace of change far less predictable.

This study is written in the context of the BuildingIN program, which aims to work with municipalities to meet their housing needs through infill development. The foundations of the program include a simplified regulatory approach, a strategic investment strategy, community consultation, and housing market response forecasting of different growth scenarios. The housing forecasting typically involves projecting outcomes under a business-as-usual scenario, and a scenario that represents potential outcomes with BuildingIN recommended interventions have been implemented. A core assumption of the forecasting is that alleviating barriers to infill development and thereby increasing the viability of the business model will result in a higher rate of redevelopment in those areas targeted for infill. Quantifying typical rates of redevelopment in neighbourhoods that are already identified as desirable for redevelopment can be used as a benchmark to forecast where and how much new housing is likely to emerge within the existing urban fabric when barriers to redevelopment typically associated with infill are removed.

3. Methodology

A mixed-methods approach to establishing which neighbourhoods in Edmonton, Calgary and Ottawa are already desirable for redevelopment was employed to triangulate findings and avoid potentially confounding factors associated with each of the methods individually. This approach recognizes the limitations of relying on one method by incorporating both qualitative and quantitative methods in one study (Creswell, 1999). To determine which neighbourhoods qualified as “hot” for redevelopment, an environmental scan of real estate websites, real estate blogs, and housing market commentary was conducted. This qualitative assessment was followed by a spatial analysis of

building permit data using Geographic Information Systems (GIS). Neighbourhoods that were ranked high in the environmental scan were cross-referenced with the trends in rates of redevelopment revealed by the building permits.

3.1 Environmental Scan

An environmental scan aims to identify trends based on “the collection of relevant data on social, economic, technological, and other developments over an extended period of time” (Prentice, 1989). This environmental scan relied on online resources included real estate websites, blogs and other digital articles listing which neighbourhoods were most desirable for to better understand trends in infill opportunity. For all municipalities studied, this involved using the following key words in searches: “trendy”, “growing”, “hot”, “best real-estate”, and “best neighbourhoods”. Only articles published in the last 10 years were used for relevance. The collection of articles was concluded when searches became saturated. The number of times each neighbourhood was mentioned across the scan was recorded so neighbourhoods could be ranked by highest to lowest.

In total, 38 online sources were reviewed across the three municipalities (16 in Edmonton, 11 in Calgary and 11 in Ottawa). See [Appendix A](#) for neighbourhood rankings and sources from the environmental scan.

3.2 GIS Analysis

GIS analysis of building permit data involved data collection from municipal catalogues, overlaying relevant layers to identify the preliminary study area, and then aggregating and analyzing the building permit data by neighbourhood.

3.2.1 Data Sources

All data sources were retrieved from municipal open data catalogues. See [Appendix B](#) for a list of data sources for each municipality. All analysis was conducted in ArcGIS Pro.

GIS layers:

- Neighbourhood Boundaries
- Zoning By-Law Areas / Land Use
- Property Parcels or Address Points
- Building Permits (2019 – 2024)

3.2.2 Study Area

In ArcGIS, neighbourhoods were filtered out if they were primarily composed of new subdivision development, as new suburban neighbourhoods are not desirable for redevelopment. Infill developers generally purchase small older homes, properties that are valued for their land, rather than the building on it. The existing house is demolished to make way for the infill housing.

It is visible from the naked eye when a neighbourhood is too new to be suitable for redevelopment. Figure 1 below shows Kanata, a suburb outside the Greenbelt characterized by larger single-family homes and townhouses maximizing their setbacks, with wide driveways and generous garages which would not be suitable for redevelopment because of the high building values. In comparison, existing homes in Westboro are smaller and older, as well as being more central and closer to services and amenities, increasing the value of the land as opposed to the building.

Figure 1.
Older vs.
Newer
Homes in
Ottawa.



Left: Kanata; Right: Westboro. Retrieved from Google Maps, 2026 Imagery.

The City of Edmonton has already completed an analysis of their older neighbourhoods, so no neighbourhoods were further filtered from the existing Mature Neighbourhoods dataset. In Calgary, the neighbourhood boundary file contained information on the general community structure of each neighbourhood. Neighbourhoods were retained that were categorized as being developed pre-1970's or inner urban. In Ottawa, all neighbourhoods were excluded that were located outside the Greenbelt, as all these neighbourhoods predominantly contained residential buildings characterized by new suburban or subdivision development.

This study focuses on the redevelopment of low-rise residential neighbourhoods, and the rate that low-rise infill housing is created in these areas. This means that mid- and high-rise buildings were excluded from the analysis, as well as greyfield redevelopment areas and any land use zones other than residential. For each municipality, the zoning by-law or land use boundary files were used to isolate total property parcels (or address points) and building permit points within low-rise residential zones. Within the residential zones, areas were excluded which permitted building heights above 14m to ensure permits for mid- and high-rise developments were not included in the analysis.

Table 1. Low-Rise Residential Zones.

City of Edmonton Zoning By-Law 20001	Calgary Land Use By-Law 1P2007	Ottawa Zoning By-Law 2008-250
Small Scale Residential Zone (RS)	Residential - Low Density Multiple Dwelling (R-2M)	Residential First Density Zone (R1)
Small Scale Flex Residential Zone (RSF)	Residential - Grade-Oriented Infill (R-CG)	Residential Second Density Zone (R2)
Small-Medium Scale Transition Residential Zone (RSM)	Residential - Low Density Mixed Housing (R-G)(R-Gm)	Residential Third Density Zone (R3)
	Multi-Residential – Contextual Grade-Oriented (M-CG)	Residential Fourth Density Zone (R4)
	Multi-Residential – Contextual Low Profile (M-C1)	
	Multi-Residential – Contextual Medium Profile (M-C2)	
	Multi-Residential – At-Grade Housing (M-G)	
	Multi-Residential – Low Profile (M-1)	
	Multi-Residential – Medium Profile (M-2)	
	Multi-Residential – High Density Low Rise (M-H1)	
	Multi-Residential – High Density Medium Rise (M-H2)	
	Multi-Residential – Low Profile Support Commercial (M-X1)	
	Multi-Residential – Medium Profile Support Commercial (M-X2)	
	Mixed-Use – General (MU-1)	
	Mixed-Use - Active Frontage (MU-2)	

The resulting residential zone boundaries within the selected older neighbourhoods were used to identify the residential lots and building permits that would be used in the analysis.

3.2.3 Building Permit Data Analysis

Building permit data for Edmonton and Calgary was already geocoded and available in a Shapefile format. For Ottawa, building permit data was only available and a Comma Separated Values format, so data was geocoded in Python (Google Colab) using the Geocoder package (Carriere, 2016). Using this method, permits were geocoded with a 99.5% success rate. It was determined that this would result in a negligible amount of error in this study, because addresses that the software was struggling with tended to be those in very newly developed subdivisions with new streets. These areas were already filtered out of the study area as they are located outside the Greenbelt.

This study specifically chose to focus on building permits from the years 2019 to 2024 for results to reflect recent trends. All building permit datasets originally included all work types, including non-residential development and residential alterations or additions. Building permits had to be carefully cleaned to only include new residential buildings, including singles, semis, townhouses/rows and apartment buildings. Garden suites, coach houses and/or renovations to convert a basement into a dwelling unit were not included in the analysis, as they did not represent a change or turnover of development on the lot.

The total number of residential parcels and the number of building permits for new residential development was then summarized by neighbourhood using the Summarize Within tool. The rate of redevelopment was then calculated for every older neighbourhood applying the following formula:

$$\text{Infill Permits} / \text{Total Parcels} / 6 \text{ Years} \\ = \text{Average Annual Rate of Redevelopment}$$

The result is the average annual percentage of lots that were redeveloped between 2019 and 2024, inclusive.

3.3 Cross-Referencing Results

For a neighbourhood to be considered to have a desirable environment for redevelopment, they would have to have both ranked highly in environmental scan (mentioned many times across multiple sources) and have a higher proportion of redevelopment permits.

This mixed-methods approach was employed to reduce errors associated with each method individually. For example, a neighbourhood may be mentioned by multiple sources for a reason other than its redevelopment potential (i.e. being a good investment for individual homeowners as opposed to infill developers), in which case the proportion of redevelopment permits would be lower. In other cases, the proportion of redevelopment permits might be skewed high in small neighbourhoods, where it would take only a few permits to have a large impact. Similarly, one large subdivision development could also increase the proportion of development permits but would not represent infill redevelopment. However, smaller neighbourhoods or those targeted for subdivision development would be less likely to be described as “hot” or “trendy” in the environmental scan.

4. Results

In total, three neighbourhoods from each city were selected as good representations of desirable areas for infill redevelopment. First, the top five neighbourhoods mentioned most in the environmental scan were established. Of those five, the three with highest rates of redevelopment were selected. These included Westmount, Glenora and Ritchie in Edmonton; Altadore, Bridgeland and Hillhurst in Calgary; and Westboro, Hintonburg and Island Park / Wellington Village in Ottawa. The results of both the environmental scan and the GIS analysis of building permit data are summarized in Table 2 below.

Table 2. Top 3 Neighbourhoods by Mentions and RoR – Edmonton, Calgary and Ottawa

Neighbourhood	Mentions	Rate of Redevelopment
Westmount, Edmonton	7	1.4%
Glenora, Edmonton	10	1.3%
Ritchie, Edmonton	9	1.1%
Altadore, Calgary	6	1.7%
Bridgeland, Calgary	5	1.2%
Hillhurst, Calgary	5	1.1%
Westboro, Ottawa	9	1.2%
Hintonburg-Mechanicsville, Ottawa	5	0.8%
Island Park/Wellington Village, Ottawa	4	0.6%
Average RoR		1.15%

The following sections break down the results for each municipality.

4.1 Edmonton

In Edmonton, the top five most mentioned neighbourhoods were Glenora, Ritchie, Garneau, Westmount and Highlands, so these were the neighbourhoods of focus when cross-referencing the results with the building permit analysis. Table 3 below includes a list / tally of all the resources found in the environmental scan and a summary of the descriptions for each neighbourhood. All of these neighbourhoods included features that would make them desirable, such as older neighbourhoods in central locations, that are trendy and have amenities nearby.

Table 3. Edmonton – Most Mentioned Mature Neighbourhoods in Environmental Scan

Neighbourhood	Sources & Tally	Summary of Description
<u>1. Glenora</u>	1. Sotheby's International Realty, 2024; 2. Frattini, 2025; 3. Rota, 2024; 4. Move Faster; 5. The Homess, 2024; 6. ASR Moving, 2025; 7. Ripp, 2024; 8. Elite Real Estate, 2025; 9. MacGregor, 2025; 10. Edmonton Real Estate, 2024	Consistently described as upscale and prestigious , featuring older homes on large lots , and a prime central location with close proximity to downtown and the river valley . It is highly desirable and vibrant, offering access to amenities, transit, walkability, and schools , making it well suited for families and professionals .
<u>2. Ritchie</u>	1. Sotheby's International Realty, 2024; 2. Frattini, 2025; 3. Rota, 2024; 4. Move Faster; 5. Global News, 2017; 6. Alberta Real Estate Team, 2025; 7. MacGregor, 2025; 8. Sakarya, 2024; 9. Edmonton Real Estate, 2024	Widely described as vibrant, trendy, and diverse , with a growing reputation as a "hotbed for infill," featuring a mix of older homes and modern new builds . It is well located and relatively affordable , offering excellent access to amenities, local shops, transit, bike paths, and walkability , making it especially attractive to young families, newcomers, professionals, and entrepreneurs .
<u>3. Garneau</u>	1. Mikee Canasa Real Estate, 2025; 2. Frattini, 2025; 3. Rota, 2024; 4. Stephen, 2025; 5. ASR Moving, 2025; 6. MacGregor, 2025; 7. Sakarya, 2024; 8. Amber Blog, 2025; 9. Edmonton Real Estate, 2024	Most often described as highly walkable and bike-friendly , located close to the university , with a strong student and academic presence and convenient transit options . It features older homes alongside apartments and newer developments , offering trendy cafes, shops, and dining , making it popular with students, renters, and young professionals .
<u>4. Westmount</u>	1. Mikee Canasa Real Estate, 2025; 2. Frattini, 2025; 3. Rota, 2024; 4. Stephen, 2025; 5. MacGregor, 2025; 6. Amber Blog, 2025; 7. Edmonton Real Estate, 2024	Most often described as trendy and vibrant , offering a mix of older homes and modern infill , and a predominantly single-family residential character . Its central location, good transit, walkability, and biking , along with schools, parks, shopping, and urban amenities , make it especially appealing to professionals, families, and students .
<u>5. Highlands</u>	1. Rota, 2024; 2. Stephen, 2025; 3. Move Faster; 4. MacGregor, 2025; 5. Sakarya, 2024	Most often characterized by its historic charm, tree-lined streets , and cozy, walkable environment , featuring older homes and a strong community feel . It is central and family friendly , offering good schools ,

		local shops, community amenities, public transit, and attractive city views, contributing to its vibrant and upscale appeal.
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Table 4 includes the results of the building permit analysis which produced a rate of infill redevelopment for each neighbourhood. The percentages represent the proportion of lots between 2019 and 2024 for which a building permit for redevelopment was issued.

Neighbourhoods that ranked high in the environmental scan and had higher rates of redevelopment were Westmount (1.4% RoR), Glenora (1.3% RoR) and Ritchie (1.1% RoR). Garneau, which is also an older, central neighbourhood near the university and densely populated by students, had a lower rate of redevelopment for low-rise infill because a significant amount of that neighbourhood is zoned for more mid- and high-rise development, which was not the focus of this study.

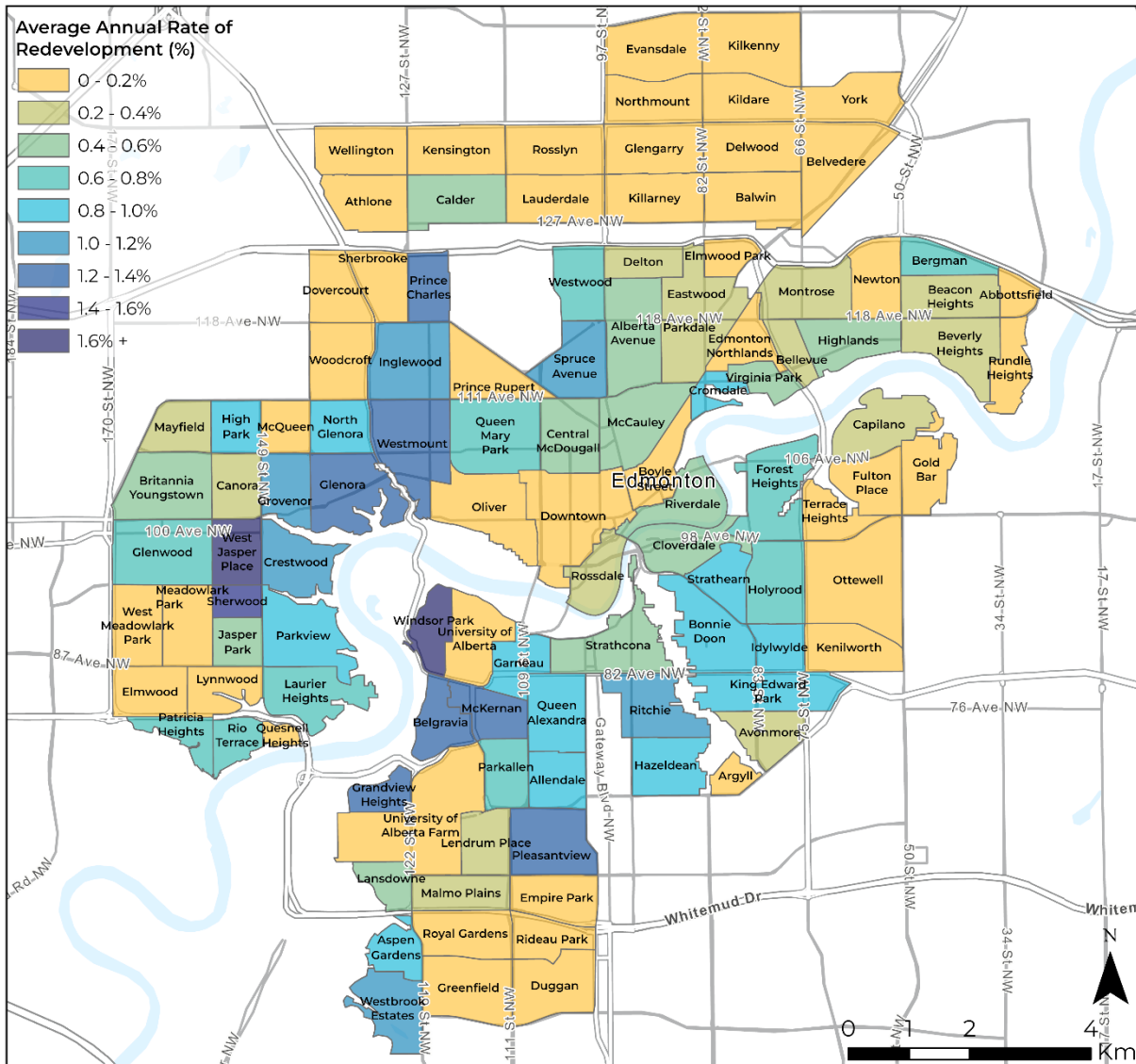
Table 4. Edmonton – Highest Rates of Redevelopment in Edmonton

Neighbourhood	Total Low-Rise Residential Parcels	Infill Permits (2019 – 2024 inclusive)	Yearly RoR
West Jasper Place	582	58	1.7 %
Windsor Park	529	52	1.6 %
Sherwood	404	34	1.4 %
Belgravia	770	64	1.4 %
Westmount	1169	96	1.4 %
Grandview Heights	375	29	1.3 %
Glenora	1212	91	1.3 %
McKernan	919	71	1.2 %
Prince Charles	565	67	1.2 %
Pleasantview	970	41	1.2 %
Inglewood	1133	79	1.2 %
Ritchie	1184	82	1.1 %

As expected, smaller neighbourhoods have the highest rates of redevelopment as a smaller number of permits would have a greater impact, skewing the result. Despite neighbourhoods like West Jasper Park and Windsor Park having very high rates of redevelopment, this only amounted to a total of 58 and 52 infill permits between 2019 and 2024. These numbers are corroborated by these neighbourhoods not appearing in the environmental scan at all.

Neighbourhoods that ranked high in the environmental scan and had higher rates of redevelopment were Westmount (1.4% RoR), Glenora (1.3% RoR) and Ritchie (1.1% RoR).

Figure 2. Edmonton – Map of Average Annual Rates of Redevelopment in Mature Neighbourhoods (2019-2024)



4.2 Calgary

In Calgary, the top five most mentioned neighbourhoods were Altadore, Brentwood, Inglewood, Hillhurst and Bridgeland, so these were the neighbourhoods of focus when cross-referencing the results with the building permit analysis. Table 5 below includes a list / tally of all the resources found in the environmental scan and a summary of the descriptions for each neighbourhood. Descriptions of these neighbourhoods often mentioned how they are already frequently targeted for infill development, also emphasizing their older character and convenient/accessible locations.

Table 5. Calgary – Most Mentioned Mature Neighbourhoods in Environmental Scan

Neighbourhood	Sources & Tally	Summary of Description
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<u>1. Altadore</u>	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Ripple Property Management, 2025; 6. Battershill, 2025	Altadore is known for its high-end infill developments, mix of older homes and modern luxury builds , and its status as a well-established inner-city neighbourhood . Proximity to downtown and other amenities drives consistent buyer and rental demand , particularly from professionals and families . Its combination of ongoing redevelopment, and amenities supports long-term value growth and rental stability.
<u>2. Brentwood</u>	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Gerber, 2025; 6. Ripple Property Management, 2025	Brentwood is a mature neighbourhood established in the 1960s , characterized by tree-lined streets and a family-oriented atmosphere , with close proximity to parks, shopping, and the University of Calgary. The area includes a mix of older detached homes, townhomes, and newer condos , with gradual densification and planned redevelopment around Brentwood Station , supported by well-established C-Train and transit connections.
<u>3. Inglewood</u>	1. Justin Havre Real Estate, 2025; 2. Justin Havre Real Estate, 2024; 3. Farrah in the City, 2024; 4. Jai Chaudhary Real Estate, 2025; 5. Avenue Calgary, 2025	Inglewood is Calgary's oldest neighbourhood, established in 1875 , known for its strong arts, culture, and independent retail scene , with boutiques, galleries, restaurants, and breweries. The area blends older homes with contemporary developments , has riverfront park access and proximity to downtown , and is experiencing ongoing densification and infill redevelopment alongside its preserved character.
<u>4. Hillhurst</u>	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Plintz Real Estate	Hillhurst is one of Calgary's oldest inner-city neighbourhoods , known for its walkability, tree-lined streets , and close connection to the Kensington District , with its shops, cafes, and cultural activity. The area features a mix of older homes, condos, and modern residences , along with parks, river access, and proximity to downtown , supporting a balanced blend of character and contemporary urban living.
<u>5. Bridgeland</u>	1. Justin Havre Real Estate, 2024; 2. Justin Havre Real Estate, 2026; 3. Farrah in the City, 2024; 4. Gerber, 2025; 5. Jai Chaudhary Real Estate, 2025	Bridgeland is a mature inner-city neighbourhood adjacent to downtown , known for its high walkability , strong community atmosphere, and active restaurant, café, and local retail scene . It features a mix of older detached homes, low-rise apartments, townhomes, and newer condos , with ongoing infill, streetscape improvements, and redevelopment near transit , alongside river access and nearby parks.

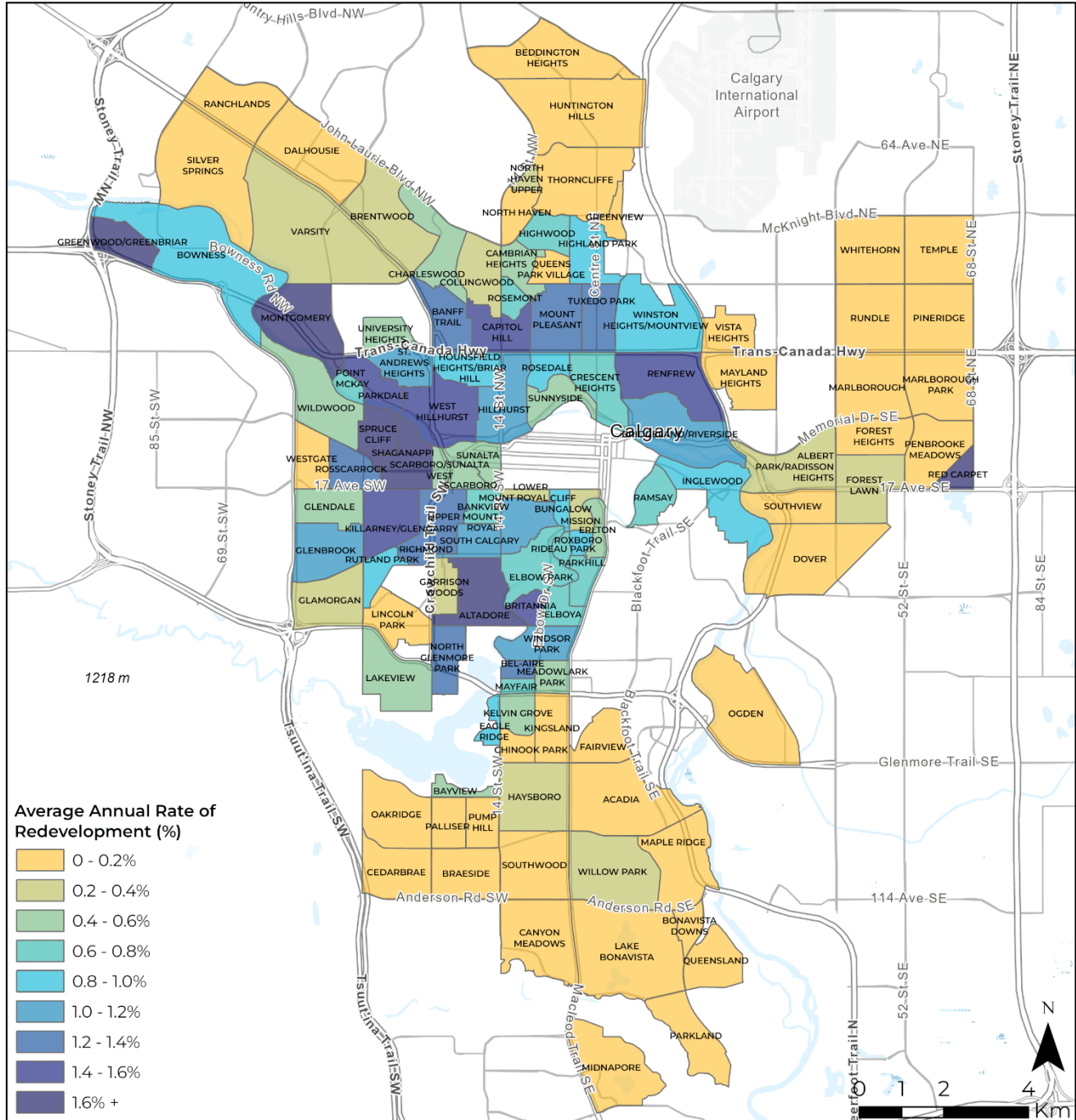
Table 6 includes the results of the building permit analysis which produced a rate of infill redevelopment for each neighbourhood. The percentages represent the proportion of lots between 2019 and 2024 for which a building permit for redevelopment was issued.

Table 6. Calgary – Highest Rates of Redevelopment in Calgary

Neighbourhood	Total Low-Rise Residential Parcels	Infill Permits (2019 – 2024 inclusive)	Yearly RoR
Greenwood/Greenbriar	88	16	3.0%
Red Carpet	13	2	2.6%
Shaganappi	465	62	2.2%
Spruce Cliff	302	33	1.8%
Altadore	2248	229	1.7%
Montgomery	1507	146	1.6%
Renfrew	1631	147	1.5%
Killarney/Glengarry	1338	117	1.5%
West Hillhurst	2265	198	1.5%
Britannia	265	23	1.4%
Parkdale	742	64	1.4%
Capitol hill	1277	110	1.4%
Bel-aire	161	13	1.3%
North Glenmore Park	949	75	1.3%
Tuxedo Park	1653	130	1.3%
Richmond	1655	129	1.3%
Banff trail	1273	96	1.3%
Rosscarrock	868	65	1.2%
Mount pleasant	2100	156	1.2%
South Calgary	1036	74	1.2%
Bridgeland/Riverside	857	61	1.2%
Glenbrook	1433	100	1.2%
Upper mount royal	516	35	1.1%
Hillhurst	1327	86	1.1%

The smallest neighbourhoods again have the highest rates of redevelopment. Both Greenwood/Greenbriar and Red Carpet are inhabited by mobile home parks (not included in this study) and some clusters of townhomes. Greenwood/Greenbriar, Red Carpet and Shaganappi did not appear in the environmental scan.

Figure 3. Calgary – Map of Average Annual Rates of Redevelopment in Mature Neighbourhoods (2019-2024)



Neighbourhoods that ranked high in the environmental scan and had higher rates of redevelopment were Altadore (1.7% RoR), Bridgeland/Riverside (1.2% RoR) and Hillhurst (1.1% RoR).

4.3 Ottawa

In Ottawa, the top five most mentioned neighbourhoods were Westboro, The Glebe/Dow's Lake, Hintonburg, Old Ottawa South and Island Park / Wellington Village, so these were the neighbourhoods of focus when cross-referencing the results with the building permit analysis. Table 7 below includes a list / tally of all the resources found in the environmental scan and a summary of the descriptions for each neighbourhood. These neighbourhoods were often described as being trendy and vibrant, central, containing lots of amenities and generally composed of older homes as well as being attractive for new projects.

Table 7. Ottawa – Top 5 Most Mentioned Mature Neighbourhoods in Environmental Scan

Neighbourhood	Sources & Tally	Summary of Description
<u>1. Westboro</u>	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Paramount Properties, 2025, 5. Matt Richling, 2025, 6. Roch St-Georges, 2025, 7. Ottawa General Contractors, 2025, 8. Chris Allard Mortgage Team, 2025, 9. Chell Team, 2025	Westboro is widely described as a trendy, walkable, and highly accessible inner-city neighbourhood , known for its urban village feel , boutique shopping, dining, and proximity to downtown, transit, and the Ottawa River . It features a mix of older homes, infill properties, and modern condos , supporting an active, upscale lifestyle that continues to attract strong interest.
<u>2. The Glebe / Dow's Lake</u>	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. MacNaughtan, 2023, 4. Paramount Properties, 2025, 5. Matt Richling, 2025, 6. Ottawa General Contractors, 2025, 7. Chris Allard Mortgage Team, 2025	The Glebe/Dow's Lake area is known for its vibrant, walkable, and highly accessible urban setting , centered around Bank Street , Lansdowne, and nearby recreational spaces like Dow's Lake and the Rideau Canal . It features tree-lined streets and a mix of older homes, townhouses, and modern condos , supporting a lively, desirable neighbourhood with strong everyday access to shops, dining, culture, and transit.
<u>3. Hintonburg</u>	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Paramount Properties, 2025, 4. Matt Richling, 2025, 5. Chell Team, 2025	Hintonburg is widely described as a trendy, artsy, and walkable neighbourhood with a strong local business and cultural scene , known for its cafes, breweries, and independent shops. It features a mix of older homes, modern infill, and condo developments , offering an accessible inner-city setting that continues to attract strong interest.
<u>4. Old Ottawa South</u>	1. Paul Rushforth Real Estate, 2026, 2. MacNaughtan, 2023, 3. Matt Richling, 2025, 4. Ottawa General Contractors, 2025, 5. Chris Allard Mortgage Team, 2025	Old Ottawa South is known for its charming, walkable, and close-knit character , blending older homes with everyday urban conveniences. Its central location near the Rideau Canal, Lansdowne, Carleton University, and cultural venues supports an accessible lifestyle that appeals to families, academics, and younger residents.
<u>5. Wellington / Island Park / Tunney's Pasture</u>	1. Paul Rushforth Real Estate, 2026, 2. MacNaughtan, 2023, 3. Ottawa General Contractors, 2025, 4. Chell Team, 2025	The Wellington / Island Park / Tunney's area is described as urban, connected, and walkable , with strong access to transit, government offices, and nearby neighbourhood hubs like Westboro and Hintonburg. It features a mix of older homes and newer apartments or townhouses , with ongoing planning and LRT-related transformation supporting a lively, accessible inner-city environment.

Table 8 includes the results of the building permit analysis which produced a rate of infill redevelopment for each neighbourhood. The percentages represent the proportion of lots between 2019 and 2024 for which a building permit for redevelopment was issued.

Neighbourhoods that ranked high in the environmental scan and had higher rates of redevelopment were Westboro (1.2% RoR) , Hintonburg/Mechanicsville (0.8% RoR) and Island Park / Wellington Village (0.6% RoR). These neighbourhoods are all next to each other, very centrally located and are well-served by public transit.

Table 8. Ottawa – Highest Rates of Redevelopment in Ottawa

Neighbourhood	Total Low-Rise Residential Parcels	Infill Permits (2019 – 2024 inclusive)	Yearly RoR
Waterridge Village	874	232	4.4%
Westboro	3068	217	1.2%
Hintonburg-Mechanicsville	2435	112	0.8%
City View	1957	84	0.7%
Laurentian	3208	128	0.7%
Island Park/Wellington Village	1962	76	0.6%

This data reveals a realistic upper limit on neighbourhood change in mid-sized Canadian cities under current market and policy conditions: even the most active areas evolve steadily and incrementally, not abruptly. This informs policy frameworks, regulatory approaches, and public investment strategies to facilitate infill development and help meet housing targets. Such work should, of course, always be accompanied by an analysis of the local housing market context.

For municipal planners, council members, and residents, the evidence debunks rapid-change anxieties, enabling proactive growth management strategies like targeted infill mapping, phased infrastructure investments, and transitional neighbourhood parking solutions that align with observed gradualism. Ultimately, this benchmark equips planners to forecast housing supply responses confidently, balance growth with infrastructure capacity improvements, and advance infill housing strategies across Canada's mid-sized cities.

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Data Sources

Layer	Description	Author / Publisher	Last Updated	Source
City of Edmonton				
Mature Neighbourhoods	Mature neighbourhoods in Edmonton are those generally 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.	City of Edmonton	March 12, 2025	https://data.edmonton.ca/Geospatial-Boundaries/Mature-Neighbourhoods/gnzw-67i5/about_data
Zoning By-Law Geographical Data	To visually display all property zone codes for the City of Edmonton.	City of Edmonton	February 9, 2026	https://data.edmonton.ca/Thematic-Features/Zoning-Bylaw-Geographical-Data/fixa-tstc/about_data
Parcel Addresses	This asset contains address information for land parcels within The City of Edmonton.	City of Edmonton	February 18, 2025	https://data.edmonton.ca/Geospatial-Boundaries/Parcel-Addresses/ut27-nrpn/about_data
General Building Permits 2019 to Present	List of issued building permits from the City of Edmonton - Urban Planning & Economy Department for the public to do construction or maintenance on a structure located in the City.	City of Edmonton	February 11, 2026	https://data.edmonton.ca/Urban-Planning-Economy/General-Building-Permits-2019-to-present/rudm-73g8/about_data
City of Calgary				
Community District Boundaries	Community district boundaries for the City of Calgary	City of Calgary	February 1, 2026	https://data.calgary.ca/Base-Maps/Community-District-Boundaries/surr-xmvs/about_data
Land Use Districts	This spatial dataset contains polygons representing land use districts in Calgary.	City of Calgary	February 8, 2026	https://data.calgary.ca/Base-Maps/Land-Use-Districts/qe6k-p9nh/about_data
Current Year Property Assessments (Parcel)	The assessed values of residential, non-residential and farm land properties in Calgary. The properties in this dataset	City of Calgary	February 8, 2026	https://data.calgary.ca/Government/Current-Year-Property-Assessments-Parcel-/4bsw-nn7w/about_data

	consist of Calgary lands that have a registered parcel at Alberta's Land Titles Office.			
Building Permits	Building permit applications made to The City of Calgary's Planning & Development department.	City of Calgary	February 11, 2026	https://data.calgary.ca/Business-and-Economic-Activity/Building-Permits/c2es-76cd/about_data
City of Ottawa				
Ottawa Neighbourhood Study (ONS) – Neighbourhood Boundaries Gen 3	The ONS Neighbourhood Boundaries were created by the Ottawa Neighbourhood Study (ONS) to analyze population statistics and are not indicative of actual neighbourhood limits.	City of Ottawa	November 27, 2024	https://open.ottawa.ca/datasets/439875b741f34985a7001a1491c2d79b_0/explore?location=45.248681%2C-75.799952%2C1
Zoning By-Law Boundaries	Boundary file of Zoning By-Law boundaries based on by-law 2008-250.	City of Ottawa	2022	This file was downloaded from the City of Ottawa's Open Data Catalogue in 2022. The City has since removed the dataset from the portal.
Municipal Address Points	Municipal Address Point location data for property parcels of land and buildings.	City of Ottawa	May 7, 2024	https://open.ottawa.ca/datasets/03ba03fdf8e2486ca94fe64ad2c99102_0/explore?location=45.248454%2C-75.795750%2C1
Construction, demolition, and pool enclosure permits monthly - 2019	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	September 12, 2024	https://open.ottawa.ca/documents/a457ac00a07647e0a913a28052df4d85/about
Construction, demolition, and pool enclosure permits monthly - 2020	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	January 12, 2024	https://open.ottawa.ca/documents/54afabbba45a4607a420c6f9d7b88842/about
Construction, demolition, and pool enclosure permits monthly - 2021	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	September 12, 2024	https://open.ottawa.ca/documents/dc3eecea58054e0e90ed25d8988495e1/about
Construction, demolition, and pool enclosure permits monthly - 2022	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	September 12, 2024	https://open.ottawa.ca/documents/6b99841340444f83ba2595190e4e143b/about
Construction, demolition, and pool enclosure permits monthly - 2023	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	September 12, 2024	https://open.ottawa.ca/documents/0c19879709c14d008d078f2ae3007e07/about
Construction, demolition, and pool enclosure permits monthly – 2024 to 2025	This data contains both the details and a summary for construction, demolition, and pool enclosure permits issued monthly.	City of Ottawa	October 22, 2025	https://open.ottawa.ca/documents/05046d836248455d92cbe0543ce4c022/about

Appendices

Please note that the following tables do not contain comprehensive lists of every municipality in each city – only those neighbourhoods where results were recorded are included. For example, if a neighbourhood did not appear once in the environmental scan, it would not be included in all the results of the environmental scan. Similarly, rates of redevelopment were not calculated for neighbourhoods that were not mature and low-rise as described in the methodology.

Appendix A. All Results – City of Edmonton

Table A1. Environmental Scan Results for all Neighbourhoods in Edmonton.

Neighbourhood	Mature Low-Rise	Source(s)
Glenora	Yes	1. Sotheby's International Realty, 2024; 2. Frattini, 2025; 3. Rota, 2024; 4. Move Faster; 5. The Homess, 2024; 6. ASR Moving, 2025; 7. Ripp, 2024; 8. Elite Real Estate, 2025; 9. MacGregor, 2025; 10. Edmonton Real Estate, 2024
Ritchie	Yes	1. Sotheby's International Realty, 2024; 2. Frattini, 2025; 3. Rota, 2024; 4. Move Faster; 5. Global News, 2017; 6. Alberta Real Estate Team, 2025; 7. MacGregor, 2025; 8. Sakarya, 2024; 9. Edmonton Real Estate, 2024
Garneau	Yes	1. Mikee Canasa Real Estate, 2025; 2. Frattini, 2025; 3. Rota, 2024; 4. Stephen, 2025; 5. ASR Moving, 2025; 6. MacGregor, 2025; 7. Sakarya, 2024; 8. Amber Blog, 2025; 9. Edmonton Real Estate, 2024
Westmount	Yes	1. Mikee Canasa Real Estate, 2025; 2. Frattini, 2025; 3. Rota, 2024; 4. Stephen, 2025; 5. MacGregor, 2025; 6. Amber Blog, 2025; 7. Edmonton Real Estate, 2024
Highlands	Yes	1. Rota, 2024; 2. Stephen, 2025; 3. Move Faster; 4. MacGregor, 2025; 5. Sakarya, 2024
Riverdale	Yes	1. Sotheby's International Realty, 2024; 2. Stephen, 2025; 3. The Homess, 2024; 4. MacGregor, 2025; 5. Amber Blog, 2025
Queen Alexandra	Yes	1. Frattini, 2025; 2. ASR Moving, 2025; 3. Amber Blog, 2025; 4. Edmonton Real Estate, 2024
Aspen Gardens	Yes	1. Frattini, 2025; 2. Sakarya, 2024; 3. Edmonton Real Estate, 2024
Belgravia	Yes	1. Move Faster; 2. MacGregor, 2025; 3. Amber Blog, 2025
Greenfield	Yes	1. Frattini, 2025; 2. Edmonton Real Estate, 2024
Bonnie Doon	Yes	1. Rota, 2024; 2. Stephen, 2025
Westbrook Estates	Yes	1. The Homess, 2024; 2. ASR Moving, 2025
Crestwood	Yes	1. The Homess, 2024; 2. MacGregor, 2025
Strathearn	Yes	1. Rota, 2024
Capilano	Yes	1. Stephen, 2025
Laurier Heights	Yes	1. The Homess, 2024
McKernan	Yes	1. ASR Moving, 2025
Alberta Ave	Yes	1. Alberta Real Estate Team, 2025
McCauley	Yes	1. Alberta Real Estate Team, 2025
Prince Charles	Yes	1. Alberta Real Estate Team, 2025
Sherwood	Yes	1. Elite Real Estate, 2025
Downtown	No	1. Sotheby's International Realty, 2024; 2. Mikee Canasa Real Estate, 2025; 3. Frattini, 2025; 4. Rota, 2024; 5. Move Faster; 6. ASR Moving, 2025; 7. Ripp, 2024; 8. Elite Real Estate, 2025; 9. MacGregor, 2025; 10. Sakarya, 2024; 11. Amber Blog, 2025; 12. Edmonton Real Estate, 2024
Strathcona / Old Strathcona	No	1. Sotheby's International Realty, 2024; 2. Mikee Canasa Real Estate, 2025; 3. Frattini, 2025; 4. Rota, 2024; 5. Stephen, 2025; 6. Move Faster; 7. ASR Moving, 2025; 8. MacGregor, 2025; 9. Sakarya, 2024; 10. Amber Blog, 2025; 11. Edmonton Real Estate, 2024
Oliver	No	1. Mikee Canasa Real Estate, 2025; 2. Frattini, 2025; 3. Rota, 2024; 4. ASR Moving, 2025; 5. Sakarya, 2024; 6. Amber Blog, 2025; 7. Edmonton Real Estate, 2024
Windermere	No	1. Move Faster; 2. The Homess, 2024; 3. ASR Moving, 2025; 4. Ripp, 2024; 5. Edmonton Real Estate, 2024
Griesbach	No	1. Stephen, 2025; 2. Alberta Real Estate Team, 2025; 3. Ripp, 2024; 4. Edmonton Real Estate, 2024
Terwilliger	No	1. Stephen, 2025; 2. Move Faster; 3. ASR Moving, 2025
Summerside	No	1. ASR Moving, 2025; 2. Ripp, 2024; 3. Elite Real Estate, 2025
Secord	No	1. Alberta Real Estate Team, 2025; 2. Ripp, 2024; 3. Elite Real Estate, 2025
The Orchards (at Ellerslie)	No	1. Alberta Real Estate Team, 2025; 2. Ripp, 2024
Wihkwentowin	No	1. Stephen, 2025
Jagare Ridge	No	1. The Homess, 2024
Clareview	No	1. ASR Moving, 2025
Larkspur	No	1. ASR Moving, 2025
Daly Grove	No	1. ASR Moving, 2025
Blatchford	No	1. Alberta Real Estate Team, 2025

Cavanaugh	No	1. Alberta Real Estate Team, 2025
Callingwood	No	1. Ripp, 2024;
Heritage Valley	No	1. Ripp, 2024
Southgate	No	1. Amber Blog, 2025
Mill Woods	No	1. Amber Blog, 2025
Chappelle Gardens	No	1. Ripp, 2024

Table A2. Rate of Redevelopment of All Mature Neighbourhoods in Edmonton.

Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)	Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)
West Jasper Place	1.660939	Malmö Plains	0.275689
Windsor Park	1.638311	Montrose	0.267738
Sherwood	1.40264	Mayfield	0.250941
Belgravia	1.385281	Avonmore	0.250482
Westmount	1.368691	Capilano	0.241135
Grandview Heights	1.288889	Beverly Heights	0.240964
Glenora	1.251375	Bellevue	0.228833
McKernan	1.215089	Rosssdale	0.227273
Prince Charles	1.20944	Lendrum Place	0.210305
Pleasantview	1.202749	Lauderdale	0.181818
Inglewood	1.162107	Fulton Place	0.155763
Ritchie	1.140203	McQueen	0.149813
Spruce Avenue	1.139937	Argyll	0.144092
Grovenor	1.124744	Sherbrooke	0.138122
Crestwood	1.109857	Dovercourt	0.126103
Westbrook Estates	1.092896	Newton	0.120446
Hazeldean	0.995261	Balwin	0.100661
Aspen Gardens	0.95986	Royal Gardens	0.097752
High Park	0.934579	Elmwood Park	0.097752
North Glenora	0.932091	Killarney	0.093738
Parkview	0.906309	Prince Rupert	0.092081
Idylwyld	0.902527	Terrace Heights	0.09009
Garneau	0.886525	Gold Bar	0.089031
Cromdale	0.877193	Athlone	0.083668
Allendale	0.876271	Rossllyn	0.064851
Queen Alexandra	0.868621	Woodcroft	0.060716
Strathearn	0.846154	Kensington	0.042845
Bonnie Doon	0.839599	Delwood	0.037566
King Edward Park	0.831692	Belvedere	0.03643
Westwood	0.779133	Ottewell	0.029775
Patricia Heights	0.769231	West Meadowlark Park	0.029551
Glenwood	0.714924	Meadowlark Park	0.018077
Holyrood	0.714924	Kenilworth	0.016534
Queen Mary Park	0.648148	Kilkenny	0.01255
Rio Terrace	0.645995	Evansdale	0
Laurier Heights	0.636631	Northmount	0
Forest Heights	0.63262	Elmwood	0
Parkallen	0.630517	Glengarry	0
Bergman	0.602773	Kildare	0
Cloverdale	0.584795	York	0
Strathcona	0.541311	Empire Park	0
Virginia Park	0.541126	Greenfield	0
Riverdale	0.537634	Wellington	0
Lansdowne	0.517891	Quesnell Heights	0
Alberta Avenue	0.506857	Rideau Park	0
Britannia Youngstown	0.496983	Duggan	0
Jasper Park	0.475221	Edmonton Northlands	0
McCaughey	0.462963	University of Alberta	0
Calder	0.453431	Oliver	0
Highlands	0.445633	Boyle Street	0
Central McDougall	0.416667	Rundle Heights	0
Parkdale	0.398825	Abbottsfeld	0
Eastwood	0.395648	Lynnwood	0
Canora	0.355619	University of Alberta Farm	0
Delton	0.337382	Downtown	0
Beacon Heights	0.329736		

Appendix B. All Results – City of Calgary

Table B1. Environmental Scan Results for all Neighbourhoods in Calgary.

Neighbourhood	Mature Low-Rise	Source(s)
Altadore	Yes	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Ripple Property Management, 2025; 6. Battershill, 2025
Brentwood	Yes	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Gerber, 2025; 6. Ripple Property Management, 2025
Inglewood	Yes	1. Justin Havre Real Estate, 2025; 2. Justin Havre Real Estate, 2024; 3. Farrah in the City, 2024; 4. Jai Chaudhary Real Estate, 2025; 5. Avenue Calgary, 2025
Hillhurst	Yes	1. Howard, 2025; 2. Justin Havre Real Estate, 2025; 3. Justin Havre Real Estate, 2026; 4. Farrah in the City, 2024; 5. Plintz Real Estate
Bridgeland	Yes	1. Justin Havre Real Estate, 2024; 2. Justin Havre Real Estate, 2026; 3. Farrah in the City, 2024; 4. Gerber, 2025; 5. Jai Chaudhary Real Estate, 2025
Sunnyside	Yes	1. Justin Havre Real Estate, 2024; 2. Justin Havre Real Estate, 2026; 3. Farrah in the City, 2024; 4. Plintz Real Estate
Crescent Heights	Yes	1. Howard, 2025; 2. Farrah in the City, 2024; 3. Justin Havre Real Estate, 2025; 4. Battershill, 2025
Varsity	Yes	1. Howard, 2025; 2. Farrah in the City, 2024; 3. Justin Havre Real Estate, 2025
Mission	Yes	1. Justin Havre Real Estate, 2024; 2. Justin Havre Real Estate, 2026
Elboya	Yes	1. Justin Havre Real Estate, 2026; 2. Battershill, 2025
Acadia	Yes	1. Farrah in the City, 2024; 2. Justin Havre Real Estate, 2025
Bowness	Yes	1. Justin Havre Real Estate, 2025; 2. Avenue Calgary, 2025
Elbow Park	Yes	1. Battershill, 2025; 2. Avenue Calgary, 2025
West Hillhurst	Yes	1. Justin Havre Real Estate, 2026
Garrison Woods	Yes	1. Justin Havre Real Estate, 2026
Canyon Meadows	Yes	1. Justin Havre Real Estate, 2026
Killarney-Glengarry	Yes	1. Gerber, 2025
Dover	Yes	1. Ripple Property Management, 2025
Forest Lawn	Yes	1. Ripple Property Management, 2025
Ogden	Yes	1. Ripple Property Management, 2025
Montgomery	Yes	1. Ripple Property Management, 2025
Lower Mount Royal	Yes	1. Ripple Property Management, 2025
Bayview	Yes	1. Battershill, 2025
Bel-Air	Yes	1. Battershill, 2025
Britannia	Yes	1. Battershill, 2025
Parkhill	Yes	1. Battershill, 2025
Pump Hill	Yes	1. Battershill, 2025
Rideau Park	Yes	1. Battershill, 2025
Rosedale	Yes	1. Battershill, 2025
Midnapore	Yes	1. Avenue Calgary, 2025
Beltline	No	1. Justin Havre Real Estate, 2024; 2. Farrah in the City, 2024; 3. Jai Chaudhary Real Estate, 2025; 4. Ripple Property Management, 2025; 5. Avenue Calgary, 2025
Kensington	No	1. Justin Havre Real Estate, 2025; 2. Plintz Real Estate; 3. Jai Chaudhary Real Estate, 2025; 4. Avenue Calgary, 2025
Mahogany	No	1. Farrah in the City, 2024; 2. Gerber, 2025; 3. Avenue Calgary, 2025
Eau Claire	No	1. Justin Havre Real Estate, 2024; 2. Battershill, 2025
Edgemont	No	1. Howard, 2025; 2. Farrah in the City, 2024
Tuscany	No	1. Gerber, 2025; 2. Ripple Property Management, 2025
Aspen Woods	No	1. Ripple Property Management, 2025; 2. Battershill, 2025
Downtown	No	1. Justin Havre Real Estate, 2024
Douglasdale/Quarry Park	No	1. Justin Havre Real Estate, 2026
Mount Royal	No	1. Farrah in the City, 2024
Discovery Ridge	No	1. Farrah in the City, 2024
East Village	No	1. Jai Chaudhary Real Estate, 2025
Riverbend	No	1. Ripple Property Management, 2025
Nolan Hill	No	1. Ripple Property Management, 2025
Patterson	No	1. Battershill, 2025
Heritage Point	No	1. Battershill, 2025
University District	No	1. Avenue Calgary, 2025
West Springs	No	1. Avenue Calgary, 2025
Saddle Ridge	No	1. Avenue Calgary, 2025

Table B2. Rate of Redevelopment of All Mature Neighbourhoods in Calgary.

Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)	Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)
Greenwood/Greenbriar	3.030303	Sunnyside	0.459603
Red Carpet	2.564103	Sunalta	0.449236
Shaganappi	2.222222	Kelvin Grove	0.428571
Spruce Cliff	1.821192	Meadowlark Park	0.410798
Altadore	1.697805	Collingwood	0.399832
Montgomery	1.614687	Garrison Woods	0.342936
Renfrew	1.502146	Albert Park/Radisson Heights	0.337431
Killarney/Glengarry	1.457399	Mission	0.333333
West Hillhurst	1.456954	Willow Park	0.285088
Britannia	1.446541	Forest Lawn	0.279799
Parkdale	1.437556	North Haven Upper	0.272109
Capitol Hill	1.435656	Glamorgan	0.268384
Bel-Aire	1.345756	Brentwood	0.257432
North Glenmore Park	1.317176	Varsity	0.253256
Tuxedo Park	1.310748	Lower Mount Royal	0.247525
Richmond	1.299094	Haysboro	0.209512
Banff Trail	1.256874	Maple Ridge	0.188442
Rosscarrock	1.24808	Dalhousie	0.187266
Mount Pleasant	1.238095	Ogden	0.182891
South Calgary	1.190476	Bonavista Downs	0.179211
Bridgeland/Riverside	1.186309	Kingsland	0.174913
Glenbrook	1.163061	Lake Bonavista	0.171769
Upper Mount Royal	1.130491	Fairview	0.164425
Hillhurst	1.080131	Westgate	0.151688
Windsor Park	1.041667	Silver Springs	0.147284
St. Andrews Heights	1.001603	Thorncliffe	0.143266
Winston Heights/Mountview	1	Whitehorn	0.139448
Rutland Park	0.977654	Canyon Meadows	0.134831
Rosedale	0.954861	Parkland	0.134507
Cliff Bungalow	0.888889	Palliser	0.134138
Hounsfield Heights/Briar Hill	0.877193	North Haven	0.133869
Inglewood	0.870322	Beddington Heights	0.126939
Bowness	0.85777	Marlborough	0.125209
Highland Park	0.847907	Dover	0.124378
Eagle Ridge	0.833333	Pineridge	0.121811
Roxboro	0.803213	Rundle	0.119651
Mayfair	0.797872	Braeside	0.116063
Elboya	0.728771	Pump Hill	0.113379
Elbow Park	0.708367	Acadia	0.113327
Parkhill	0.704657	Huntington Hills	0.111289
Rideau Park	0.694444	Chinook Park	0.10989
Highwood	0.693642	Temple	0.105345
Ramsay	0.677507	Cedarbrae	0.103668
Rosemont	0.674157	Marlborough Park	0.10101
Bankview	0.666667	Southwood	0.099734
Point McKay	0.666667	Oakridge	0.096506
Crescent Heights	0.622605	Penbrooke Meadows	0.094162
Lakeview	0.552124	Forest Heights	0.08261
Scarboro/Sunalta West	0.534188	Mayland Heights	0.0815
Charleswood	0.534029	Southview	0.080645
Erlton	0.531915	Ranchlands	0.0667
Scarboro	0.516432	Greenview	0.064599
Glendale	0.500801	Midnapore	0.0632
Cambrian Heights	0.492832	Queensland	0.036023
Bayview	0.478469	Vista Heights	0
University Heights	0.475221	Queens Park Village	0
Wildwood	0.461976	Lincoln Park	0

Appendix C. All Results – City of Ottawa

Table C1. Environmental Scan Results for all Neighbourhoods in Ottawa.

Neighbourhood	Mature Low-Rise	Source(s)
Westboro	Yes	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Paramount Properties, 2025, 5. Matt Richling, 2025, 6. Roch St-Georges, 2025, 7. Ottawa General Contractors, 2025, 8. Chris Allard Mortgage Team, 2025, 9. Chell Team, 2025
The Glebe / Dow's Lake	Yes	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. MacNaughtan, 2023, 4. Paramount Properties, 2025, 5. Matt Richling, 2025, 6. Ottawa General Contractors, 2025, 7. Chris Allard Mortgage Team, 2025
Hintonburg	Yes	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Paramount Properties, 2025, 4. Matt Richling, 2025, 5. Chell Team, 2025
Old Ottawa South	Yes	1. Paul Rushforth Real Estate, 2026, 2. MacNaughtan, 2023, 3. Matt Richling, 2025, 4. Ottawa General Contractors, 2025, 5. Chris Allard Mortgage Team, 2025
Wellington / Island Park / Tunney's Pasture	Yes	1. Paul Rushforth Real Estate, 2026, 2. MacNaughtan, 2023, 3. Ottawa General Contractors, 2025, 4. Chell Team, 2025
Riverside South	Yes	1. Paul Rushforth Real Estate, 2026, 2. Premier Real Estate Group, 2024, 3. Ottawa Realty Man, 2026, 4. Matt Richling, 2025
Centretown	Yes	1. Ottawa Realty Man, 2026, 2. MacNaughtan, 2023, 3. Goneau Broker of Record, 2026, 4. Paramount Properties, 2025, 5. Roch St-Georges, 2025
New Edinburgh	Yes	1. Ottawa General Contractors, 2025, 2. Chris Allard Mortgage Team, 2025
Hunt Club	Yes	1. Paul Rushforth Real Estate, 2026, 2. Matt Richling, 2025, 3. Chris Allard Mortgage Team, 2025
Sandy Hill	Yes	1. Paul Rushforth Real Estate, 2026, 2. Paramount Properties, 2025, 3. Chris Allard Mortgage Team, 2025
Alta Vista	Yes	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Ottawa General Contractors, 2025
Vanier	Yes	1. Premier Real Estate Group, 2024, 2. Matt Richling, 2025, 3. Roch St-Georges, 2025
Rockcliffe Park	Yes	1. Ottawa Realty Man, 2026, 2. Matt Richling, 2025, 3. Ottawa General Contractors, 2025
Little Italy / West Centretown / Chinatown	Yes	1. MacNaughtan, 2023
Old Ottawa East	Yes	1. Ottawa General Contractors, 2025
Mechanicsville	Yes	1. Premier Real Estate Group, 2024, 2. Matt Richling, 2025
Lower Town	Yes	1. MacNaughtan, 2023
South Keys	Yes	1. Ottawa General Contractors, 2025
Orleans	No	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Matt Richling, 2025, 5. Roch St-Georges, 2025, 6. Ottawa General Contractors, 2025, 7. Chris Allard Mortgage Team, 2025
Kanata	No	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Ottawa General Contractors, 2025, 5. Chris Allard Mortgage Team, 2025
Barrhaven	No	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Roch St-Georges, 2025, 5. Ottawa General Contractors, 2025, 6. Chris Allard Mortgage Team, 2025
Stittsville	No	1. Paul Rushforth Real Estate, 2026, 2. Ottawa Realty Man, 2026, 3. Goneau Broker of Record, 2026, 4. Chris Allard Mortgage Team, 2025
Downtown / Sparks St	No	1. MacNaughtan, 2023, 2. Ottawa General Contractors, 2025
Greely	No	1. Goneau Broker of Record, 2026, 2. Matt Richling, 2025, 3. Ottawa General Contractors, 2025
Manotick	No	1. Goneau Broker of Record, 2026, 2. Matt Richling, 2025, 3. Ottawa General Contractors, 2025
Carleton Place	No	1. Paul Rushforth Real Estate, 2026, 2. Premier Real Estate Group, 2024
ByWard Market	No	1. Ottawa General Contractors, 2025
Nepean	No	1. Goneau Broker of Record, 2026, 2. Ottawa General Contractors, 2025
Gloucester	No	1. Goneau Broker of Record, 2026, 2. Ottawa General Contractors, 2025
Lebreton Flats	No	1. Premier Real Estate Group, 2024,
Findlay Creek	No	1. Ottawa General Contractors, 2025
Carp	No	1. Ottawa General Contractors, 2025
Richmond	No	1. Ottawa General Contractors, 2025
Kinburn-West Carleton	No	1. Ottawa General Contractors, 2025

Table C2. Rate of Redevelopment of All Mature Neighbourhoods in Ottawa.

Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)	Neighbourhood	Annual Rate of Redevelopment, 2019 – 2024 (%)
Waterridge Village	4.424104	Rothwell Heights - Beacon Hill North	0.092515
Westboro	1.178835	Riverside Park South - Revelstoke	0.082988
Hintonburg-Mechanicsville	0.766598	Emerald Woods - Sawmill Creek	0.078678
City View	0.715381	Carson Grove - Carson Meadows	0.077186

Laurentian	0.665004	Craig Henry - Manordale	0.068914
Island Park-Wellington Village	0.6456	Beacon Hill South - Cardinal Heights	0.066302
Whitehaven - Woodpark - Glabar Park	0.546235	Pineview	0.063425
Billings Bridge - Heron Park	0.538406	Trend-Arlington	0.058893
Queensway Terrace North	0.462596	Blossom Park - Timbermill	0.056989
Overbrook	0.411484	Ledbury-Heron Gate-Ridgemont	0.0499
Vanier North	0.398869	Greenboro East	0.049722
Glebe-Dows Lake	0.343923	Manor Park	0.045015
Carleton Heights-Courtland Park	0.287233	Centretown	0.041401
Vanier South	0.277008	Iris	0.040875
Braemar Park-Belair Heights-Copeland Park	0.263817	Riverside Park - Mooneys Bay	0.04075
Alta Vista	0.253135	Old Hunt Club	0.037244
Old Ottawa East	0.252167	Bells Corners East	0.035518
Carlington	0.249669	Riverview	0.031402
New Edinburgh	0.234361	Lowertown East	0.030084
Britannia	0.219619	Playfair Park - Guildwood Estates	0.028377
West Centretown	0.218084	Hawthorn Meadows - Sheffield Glen	0.025195
Old Ottawa South	0.212174	Qualicum - Redwood	0.024728
Civic Hospital	0.198076	Leslie Park - Bruce Farm	0.017379
Crestview-Tanglewood	0.195185	Greenboro West	0.008166
Lowertown West	0.171982	Industrial East	0
Fisher Heights	0.15015	Colonnade Business Park	0
Sandy Hill	0.147671	Experimental Farm	0
Rockcliffe Park	0.142857	Parkwood Hills	0
Crystal Bay - Lakeview Park	0.135777	South Keys	0
Merivale Gardens - Grenfell Glen - Pineglen - Country Place	0.128977	Centrepointe - Briargreen	0
Borden Farm - Fisher Glen	0.128811	Bells Corners West	0
Bayshore	0.110538	Beechwood Cemetery	0
Elmvale - Canterbury	0.106929	Hunt Club Park	0