



CITY OF YELLOWKNIFE

**DOWNTOWN METRICS ANNUAL REPORT
2015**

Submitted to:
Municipal Services Committee

By:
Department of Communications & Economic
Development
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2 Summary of Metrics & Challenges

On April 27, 2015, Council approved motion #0138-15 directing City Administration to measure economic, socio-economic and demographic changes in the city's downtown area.

For the purpose of this report the downtown area is generally defined as the properties located between 54 & 43 Street and 52 & 49 Avenue with an extension along highway 4 towards Niven Lake. This area represents less than 1 percent of municipally owned land and is within the Downtown Zone (Zoning By-law No. 4404, as amended).

Not all of the data collected is specific to the downtown area as defined by motion #0138-15 and noted in each table. This is due to source of data collection and availability of data.

Data for the year 2014 and 2015 have been provided in a table for the purpose of comparing the two sets of information.

2.1 Real Estate Metrics

A 2015 Retail Market Vacancy Analysis contracted by the City was referenced to determine downtown vacancy rates. The Retail Market Study does not separate Office and Retail Vacancy Rates and the residential vacancy rate is a reflection of the city as whole. Vacancy rates vary amongst locations.

The Value Assessment data for the year 2015 has been updated as provided by City View (City of Yellowknife software used for tracking Development Permits).

2.2 Social Metrics

Of the six categories three require information from Government of Northwest Territories and a fourth is collected through the RCMP. However, the statistics provided by the RCMP are reflective of the entire city boundary.

2.3 Economic Metrics

The Government of Northwest Territories – Department of Industry, Tourism & Infrastructure provided the data for number of hotel rooms and hotel room vacancy. The information provided to by hoteliers only represents two reporting hotels (Yellowknife Inn/Quality Inn & Days Inn) within the defined area.

Employment is not trackable within the defined area; the NWT Bureau of Statistics provides economic information for Yellowknife as whole.

The number of businesses relocating, closing or starting is not currently tracked by geographic area. The data for the report was not available in 2014.

2.4 Demographic Metrics

Residents by age and change in age over time are calculated by the NWT Bureau of Statistics as defined by the downtown geographical area based on the 2011 Census.

2.5 Community Features Metrics

The definitions of “un-programmed gathering spaces” and “activity / nightlife generators” are difficult to define and may not capture the appropriate information to measure economic or social health.

3 Metrics

Real Estate Metrics	Source	2014 Data	2015 Data	Defined Area
Number of condos (units)	City of YK Assessment Roll	140	140	Downtown
Number of rental apartments (units)	City of Yellowknife	439	442	Downtown
Residential Vacancy Rates	CMHC / Yellowknife Real Estate Board	4%	2%	Yellowknife
Retail Vacancy Rate	Retail Market Study	7.8%	7.8%	Downtown
Retail Lease Rates	Yellowknife Real Estate Board	\$15 - \$32 /square foot /year	\$15 - \$32 /square foot/year	Downtown
Office vacancy rates	External	No source	No source	
Office lease rates	Yellowknife Real Estate Board	\$15 - \$32 /square foot / year	\$15-\$32 /square foot/year	Downtown
Real Estate Values	Yellowknife Real Estate Board / Home Life Real Estate	\$200,000 / 50' x 100' lot	\$200,000 / 50' x 100' lot	Downtown
Value assessment	City of Yellowknife	\$950,375,770	\$998,539,040	Downtown
Vacant Land in the Downtown	City of Yellowknife	16	16	Downtown

Social Metrics	Source	2014 Data	2015 Data	Defined Area
RCMP Statistics	RCMP monthly reports	Appendix B	Appendix B	Yellowknife
Shelter Beds	GNWT Health & Social Services	74	67	Downtown
Shelter Bed Nights	GNWT Health & Social Services	28,775	33,420	Downtown
Educational Centres	City of Yellowknife	1	1	Downtown
Supply of Subsidized Housing	Yellowknife Housing Authority	114	143	Downtown
Homelessness Point in Time Count	City of Yellowknife	139	139	Downtown

The NWT Bureau of Statists does not define number of jobs by area within Yellowknife.

Economic Metrics	Source	2014 Data	2015 Data	Defined Area
Building Permits	City of Yellowknife	130	141	Downtown
Value of New Construction	City of Yellowknife	\$16,887,158	\$21,147,202	Downtown
Number of Jobs	NWT Bureau of Statistics	12,045 (Ages 15+)	12, 200 (Ages 15+)	Yellowknife
Number of Hotel Rooms (2015)	Yellowknife Hotel Association	387	200	Downtown
Hotel Room Occupancy (2015)	Yellowknife Hotel Association	66%	58.11%	Downtown
Number of Businesses Relocating	City of Yellowknife	206 (2015)	206 (2015)	Yellowknife
Number of Businesses Starting	City of Yellowknife	146 (2015)	146 (2015)	Yellowknife
Number of Businesses Closing	City of Yellowknife	34 (2015)	34 (2015)	Yellowknife

The NWT Bureau of Statists does not track residents by age or changes in age over time by area within Yellowknife.

Demographic Metrics	Source	2014 Data	2015 Data	Defined Area
Residents by Age	NWT Bureau of Statistics	0 - 4 Years 59 5 - 9 Years 27 10 - 14 Years 63 15 - 19 Years 68 20 - 24 Years 100 25 - 29 Years 136 30 -34 Years 126 35 – 39 Years 121 40 – 44 Years 100 45 – 49 Years 111 50 – 54 Years 111 55 – 59 Years 84 60+ Years 116	0 - 4 Years 59 5 - 9 Years 27 10 - 14 Years 63 15 - 19 Years 69 20 - 24 Years 101 25 - 29 Years 137 30 -34 Years 127 35 – 39 Years 122 40 – 44 Years 101 45 – 49 Years 111 50 – 54 Years 112 55 – 59 Years 85 60+ Years 117	Downtown

Community Features Metrics	Source	2014 Data	2015 Data	Defined Area
Number of Heritage Sites	City of Yellowknife	1	1	Downtown
Un-programmed Gathering Spaces	City of Yellowknife	1	2	Downtown
Patio Square Footage	City of Yellowknife	1,092 Sq. feet	1,092 Sq. feet	Downtown
Number of City Sponsored Art Installations	City of Yellowknife	0	1	Downtown
Activity / Nightlife Generators	City of Yellowknife	11	9	Downtown
Number of Carpool or Car Share Parking Lots	City of Yellowknife	0	0	Downtown
Number of On-street Parking (spaces)	City of Yellowknife	748	1005	Downtown
Number of Off-street Parking (spaces)	City of Yellowknife	2,972	2,972	Downtown

4 Glossary of Terms

Activity / Nightlife Generators:

Space which is available for providing organized entertainment

Building Permit:

A type of authorization that must be granted by a government or other regulatory body before the construction of a new or existing building can legally occur.

Changes in Age Over Time:

As collected by NWT Bureau of Statistics. This data is not available for the defined area.

Condo:

An apartment house, office building or other multiple unit complex, the units of which are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageway, etc.

Current Value Assessment:

The dollar value assigned to a property for purposes of measuring applicable taxes. Assessed valuation is used to determine the value of a residence for tax purposes and takes comparable home sales and inspections into consideration.

Education Centre:

Formal education centre as listed by the GNWT - Department of Education.

Homeless Point-in-Time Count:

A Point-in-Time Count provides a snapshot of sheltered and unsheltered homeless people in the community. The Yellowknife count was conducted on May 13, 2015 at two locations; the lot located on the corner of 50 Street & 50 Avenue, the park located across from the Co-Op. A phone survey was also conducted on the same day.

Hotel Room Occupancy:

The percentage of all hotel rooms which are occupied or rented at a given time (2014 Year to Date)

Number of Businesses Relocating Out of, Closing or Starting within the Downtown:

As recorded by City of Yellowknife business licenses. Currently this data is not available for defined area.

Number of Carpool or Car Share Parking Spots:

City of Yellowknife owned property provided for sharing motorized transportation to travel to defined area.

Number of City Sponsored Art Installations:

Art projects which are located on City owned land or include City sponsorship.

Number of Heritage Sites:

City Council has designated nine heritage sites and recognized one within the City of Yellowknife.

Number of Hotel Rooms:

Total number of rooms available from the following businesses:

- Yellowknife Inn
- Explorer Hotel
- Days Inn

Number of Jobs:

As collected by the NWT Bureau of Statistics. The total number of people gainfully *employed* or working in an occupation by which a person earns a living.

Number of On-Street and Off-Street Parking:

City of Yellowknife designated parking areas.

Office Vacancy Rates:

The vacancy rate is calculated as the percentage of all available units in a rental property such as an apartment complex that are vacant or unoccupied at a particular time but does not include overnight rentals (hotels, bed and breakfast and motels).

Patio Square Footage:

The area of an outdoor space generally used for dining or recreation that adjoins a business and is typically paved.

RCMP Statistics:

Year to date compilation of monthly Mayor's / Chief's Policing Report from Yellowknife Detachment "G" Division Northwest Territories.

Real Estate Values:

Real estate appraisal, property valuation or land valuation is the process of developing an opinion of value for real property.

Rental Apartments:

A suite of rooms forming one residence, typically in a building containing a number of individual units.

Residents by Age:

As collected by NWT Bureau of Statistics. This data is not available for the defined area.

Residential Vacancy Rate:

The vacancy rate is calculated as the percentage of all available units in a rental property such as an apartment complex that are vacant or unoccupied at a particular time but does not include overnight rentals (hotels, bed and breakfast and motels).

Retail Vacancy Rate (as defined by Retail Market Vacancy Study):

The use of a property (and by implication therefore it's value) is attributed to its legal use, as defined by the Zoning By-law of the City. However, there is no specific definition of 'retail' held within the current land use by-law.

Within the study areas, there are a variety of mixed uses apparent. The focus here though is 'retail'. In this more conventional 'retail' setting, the following four subcategories are considered:

- **Open Retail**
- **Enclosed Retail**
- **Freestanding**
- **Street Front**

Shelter Beds:

Formal shelters as defined by Yellowknife Health and Social Services Authority. They include:

- Salvation Army Men's shelter
- Side Door Youth's shelter
- Centre for Northern Families
- YWCA Family Violence Shelter

Shelter Bed Nights:

Total number of overnight stays in shelter beds.

*Shared room is often not shared due to the level of space required when women and children are housed.

Supply of Subsidized Housing:

As defined by the Yellowknife Housing Authority

Un-programmed Gathering Spaces:

A public space available for community use without the requirement of an organized program taking place.

There are no City of Yellowknife maintained rinks, trails, playgrounds or other recreational designated areas within the defined area.

Vacant Land in Downtown:

Land with no houses, offices or other permanent structures but does not include off-street parking lots. Defined as individual lots.

Value of New Construction:

The value of construction is a measure of the value of construction installed or erected at the site during a given period. For an individual project, this includes:

1. Cost of materials installed or erected.
2. Cost of labor (both by contractors and force account) and a proportionate share of the cost of construction equipment rental.

Appendix A
DOWNTOWN METRICS
DEFINED AREA MAP
(DM # 428743)

Appendix B
RCMP REPORT
(DM# 468197)