

2021 GROWTH MONITORING OVERVIEW

THE CITY PLAN CONTEXT

The 2021 growth monitoring products are the first to report on growth trends under the direction of The City Plan. The group of products includes reports on:

- Approved Net New Dwellings
- Redeveloping Area Infill
- Low Density Residential Lot Servicing
- Low Density Residential Lot Absorption and Supply

These reports provide a baseline for The City Plan's new land use vision, summarizing urban growth trends through analyses at various levels, including city-wide, by development pattern area, by district, in Area Structure Plan/Neighbourhood Structure Plan, in nodes and corridors, and by neighbourhood. Annual reporting will monitor progress made on The City Plan's goals, allowing Edmontonians and Council to understand the impacts of policies and investments related to growth and development. For ease of comparison, the reports provide statistics for pre-2020 activities, which are aligned with The City Plan's geographies.

The 2021 reports inform policy elements required to implement The City Plan, including the Growth Management Framework and substantial completion of the developing area. The products also fulfill some of the strategic measures and reporting requirements outlined in The City Plan (Section IX: Measurement).

The City Plan sets out clear planning priorities for the development pattern areas to balance investments in renewal and growth in both existing and developing neighbourhoods. The planning geographies defined in Edmonton's former Municipal Development Plan, The Way We Grow, have evolved and are incorporated into the new City Plan. Under the new reporting regime, the former 'established', 'mature', and 'core' neighbourhoods, including Griesbach and Blatchford, form the redeveloping area, while neighbourhoods previously designated as 'developing' and 'planned' make up the developing

area. See Figure 1 for the development pattern areas geography.

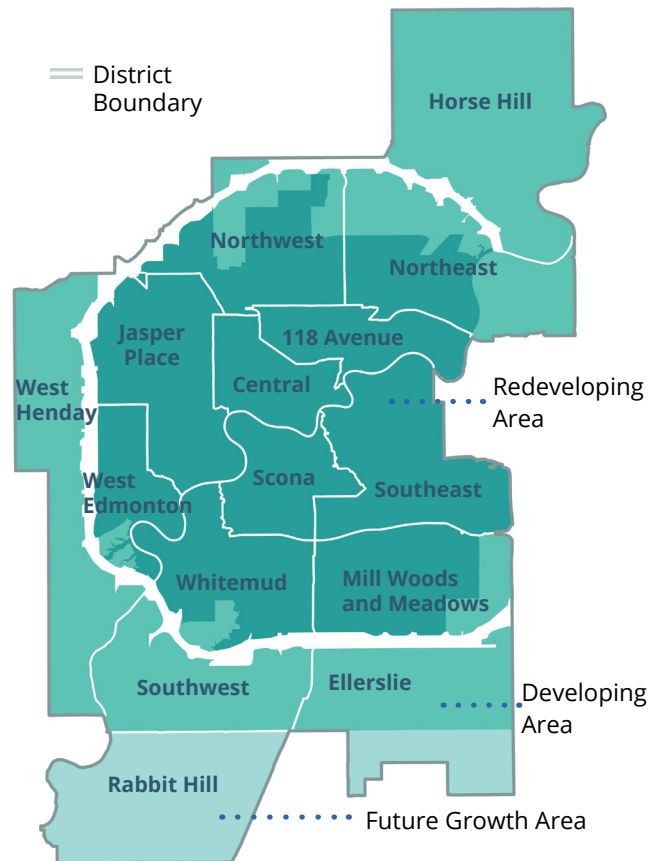


Figure 1. City Plan Development Pattern Areas

The City Plan defines the developing areas, districts, nodes and corridors concepts. District plans are under development, and node and corridor geography details are being refined as part of the same initiative. Subsequent growth monitoring reporting will include nodes and corridors as the monitoring program continues to evolve alongside The City Plan.

These 2021 reporting summaries align with Policies 2.3.2.3 and 2.3.2.4 in The City Plan by tracking and measuring growth and development within the redeveloping, developing and future growth areas¹.

¹See Map 9. Development Pattern Areas in The City Plan.

URBAN GROWTH TRENDS

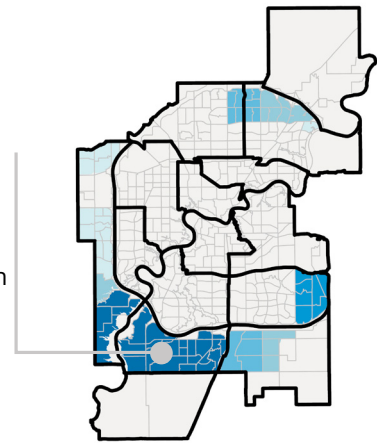
The [Approved Net New Dwellings](#) report focuses on net dwelling development in the redeveloping area, telling us how well Edmonton is doing in achieving The City Plan infill targets.

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The percentage of net new dwellings approved in the redeveloping area in 2021.

The 2021 [Redeveloping Area Infill](#) report details the dwelling types and locations of small, medium and large scale infill development following the current [Zoning Bylaw](#) definitions.

Highest lot servicing activity with
7,229
lots serviced between 2017 and 2021



REPORTING CONSIDERATIONS

To address quality control and assurance of report data, the building permit data was collated and validated through automated data processing. Lot servicing and lot absorption and supply were compared with past trends to evaluate accuracy. Some proportional datasets may not add up to exactly 100 per cent due to rounding.

[Approved Net New Dwellings](#): The [Zoning Bylaw Renewal Initiative](#) will change the definition of some built form typologies. Future reports will reflect these changes once the bylaw is adopted.

Expanding the area of analysis from the former mature and established neighbourhoods to the redeveloping area has resulted in changes to statistics compared to those reported in [Urban Growth Monitoring and Analysis: Growth Summary 2011 - 2020](#).

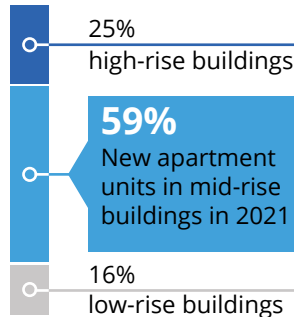
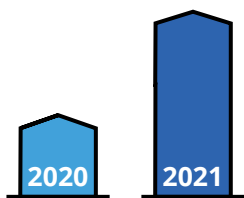
[Redeveloping Area Infill](#): A reduction in average lot sizes for low density lots has resulted in more lots fitting onto planned residential land and could extend the time it takes for total lot absorption and substantial neighbourhood completion.

As reporting continues to align with The City Plan, measures such as low density lot absorption and supply will likely shift to include medium and high density development.

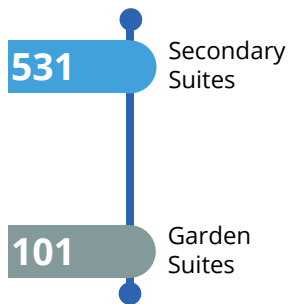
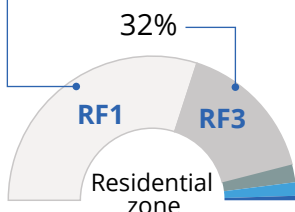
[Low Density Residential Lot Absorption and Supply](#) and [Low Density Residential Lot Servicing](#): These reports present data by districts rather than city sectors. This change reflects the move to focus on The City Plan policies and geographies.

The number of neighbourhoods included in reporting is reduced as a result of specific Plans in Effect being repealed through the [City Planning Framework](#).

380 Row House units in 2021 compared to 172 in 2020



60% Lot subdivisions in 2021



Detailed residential building permit information can be accessed through the [Growth Analysis](#) webpage.

[Low Density Residential Lot Absorption and Supply](#) and [Low Density Residential Lot Servicing](#) reports summarize these development indicators at the district level with additional detail by smaller geographies provided in the appendices.

As of December 2021, the LDR potential lot supply available in approved ASPs and

NSPs was **79,916**