REDEVELOPING AREA INFILL

Edmonton

APARTMENTS & MIXED USE · ROW HOUSES · SINGLE DETACHED & SEMI-DETACHED SECONDARY SUITES & BACKYARD HOUSES

2024 ANNUAL REPORT

URBAN GROWTH | PLANNING & ENVIRONMENT SERVICES | URBAN PLANNING & ECONOMY

INTRODUCTION

Ongoing residential infill in the redeveloping area increases the quantity and diversity of housing, advancing The City Plan's strategic measures and targets for residential growth distribution (The City Plan, p.168). This report is a summary of net new residential activity in the redeveloping area in 2024 by dwelling type. It uses building permit data organized by building type and geography (The City Plan redeveloping area neighbourhoods and Priority Growth Areas (PGAs) as defined in District Plans).

Building permits are required for most changes to structures in the city and are approved after development permit approval. They are issued whether or not there is a net change in dwelling unit count; building permits that did not result in a change in dwelling unit count are not included in this report. Building demolitions are accounted for in this analysis to enable evaluation of net dwelling counts (approved new units less demolished units). Some lots are rezoned as part of the redevelopment process. Analysis reflects zoning at the time of building permit approval.

Methodologies are refined between annual reports to improve accuracy, and thus each report may be slightly different from what has been reported in previous years. In-depth exploration is offered via the interactive dashboard featured on the Monitoring and Analyzing Growth webpage. The dashboard allows users to manipulate and visualize the data in various ways, enabling a more customized and detailed analysis of net new units trends. The dashboard complements this static report by offering a dynamic and interactive tool for data exploration and analysis.

The following dwelling type categories are considered in this report:

- Apartments are a type of multi-unit housing that are arranged in a horizontal or vertical configuration. Mixed use units are apartments that are located within buildings that also have commercial uses.
- Row houses are ground-oriented residences containing three or more units per building. Each unit typically has direct street access and may include some private open space. These dwelling types may have one or more secondary suites/backyard houses; those units are counted separately in the secondary suites/backyard houses category.
- Semi-detached houses are buildings with two principal units that have direct, separate, and individual access to ground level. Duplex houses have one principal unit placed over another principal unit with the dwellings both having a separate and individual access. In this report, semi-detached and duplex houses are consolidated under the semi-detached dwelling type. These dwelling types may have one or more secondary suite/backyard houses; those units are counted separately in the secondary suites/backyard houses category.
- Single detached houses are buildings with one principal unit that has direct access to ground level. Single detached houses may have one or more secondary suite/backyard houses; those units are counted separately in the secondary suites/backyard houses category.
- Secondary suites are subordinate to, and located within, a principal low density residential unit (i.e. row houses, semi-detached, duplex or single detached houses) or a backyard house and have separate entrances from the principal unit. Backyard houses are separate buildings containing one or more units and are subordinate to the principal units. In this report, "backyard houses" includes garden and garage suites permitted up to the end of 2023 by former Edmonton Zoning Bylaw 12800.

KEY FINDINGS

In 2024, 3,535 net new units were approved in the redeveloping area (Figure 1), representing about 23 per cent of citywide net new units. Apartment units made up about 41 per cent of the net new units in the redeveloping area. Together, secondary suites and backyard houses also made up about 40 per cent of the units. This differs from previous years since The City Plan was approved, when the majority of net new units in the redeveloping area were apartments and secondary suites and backyard houses played a smaller role. In 2024, 21 per cent of net new units in the redeveloping area were row houses and a further six per cent were semi-detached houses or duplexes. There was a net reduction in single detached houses (negative eight per cent).

Compared to recent years, the number of net new dwelling units approved in the redeveloping area in 2024 exceeded the numbers in 2023 and 2021, and was approximately six per cent higher than the past five year average.

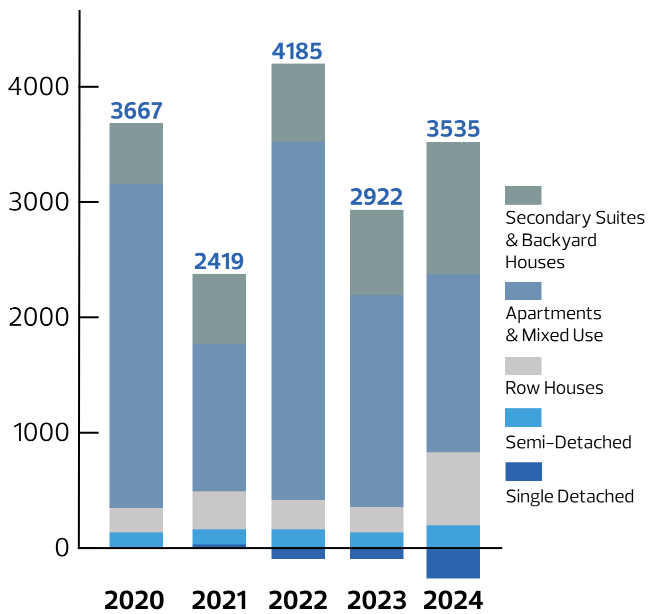

Figure 1. Annual Net New Redeveloping Area Units, by Dwelling Type

The Rebuildable City target in The City Plan calls for 50 per cent of net new total units to be added through infill (i.e. approved in the redeveloping area) by the time Edmonton reaches a population of two million people (The City Plan, p.168). Recognizing that the rate of progress towards the targets will not be constant, The City Plan sets interim targets for each 250,000 person increase in population, also referred to as population horizons. The City Plan's interim target for the first population horizon is for a cumulative 32 per cent of net new dwellings to be approved in the redeveloping area. A cumulative total of 28 per cent of citywide net new units have been approved in the redeveloping area since The City Plan was approved. As of 2024, the estimated population of Edmonton was 1.19 million and is anticipated to reach the first population horizon no later than 2027.[1]

Ongoing development within the redeveloping area has led to more diverse housing choices. Net new apartment units as well as row houses with secondary suites have been slowly replacing single detached houses. Apartment units are generally located in nodes and corridors and row houses in areas outside the nodes and corridors. This redevelopment trend has been most noticeable since 2011 and has intensified since The City Plan was approved.

PRIORITY GROWTH AREAS

Priority Growth Areas (PGAs) are locations within the redeveloping area where the most unit growth is anticipated as the city grows to a population of 1.25 million (District Policy, page 49). PGA boundaries are defined in District Plans. For the purposes of this report, these boundaries have been applied to building permit data from years prior to District Plan approval so that changes in development activity over time can be evaluated.

Seven hundred thirty-seven (737) net new units were approved in PGAs in 2024, which is about 21 per cent of all net new units in the redeveloping area. The proportion of redeveloping area growth within the PGA boundaries has fluctuated annually since The City Plan was approved, ranging from a high of 57 per cent in 2022 to a low of 21 per cent in 2024.

The individual PGAs experienced varied amounts of growth in 2024. Nine of the 19 PGAs had a net dwelling unit growth with the Centre City – Downtown PGA having the greatest amount of growth. Of the remaining 10 PGAs, three PGAs had a net loss (ranging from three units to 29 units) and seven PGAs did not have any net change in dwelling units. Table 1 shows the five PGAs with the highest net unit growth. All other net unit growth in PGAs occurred in 124 Street, University – Garneau, 109 Street,

Table 1. Net New Units, Top Five Priority Growth Areas (2024)

Priority Growth Areas	Backyard Houses & Secondary Suites	Single & Semi-Detached Homes	Row Houses	Apartments & Mixed Use	Total	% of Net Units
Centre City – Downtown	0	0	0	181	181	5.1
Whyte Avenue/99 Street	13	-7	22	150	178	5.0
Centre City – Wîhkwêntôwin	0	-2	0	94	92	2.6
Bonnie Doon	0	0	0	84	84	2.4
Stony Plain Road	19	-8	8	64	83	2.4

1 City of Edmonton, Spring 2025 Outlook Summary

and 156 Street. Refer to the map in Appendix 1 for a visual comparison of growth in PGAs with all residential growth in the redeveloping area in 2024.

PGAs experienced higher density development than the redeveloping area overall, with a much higher proportion of net new units being apartments (80 per cent) compared to the entire redeveloping area (41 per cent). Since The City Plan was approved, about 93 per cent of approved net new units in PGAs were apartments.

PGAs comprise about 11 per cent of the entire redeveloping area land, but have had 36 per cent (4,653) of the total net new units since The City Plan was approved. From 2021 to 2024, the PGAs with the most total units approved were Centre City – Downtown, University – Garneau, and Centre City – Wîhkwêntôwin. There is considerable annual fluctuation within some PGAs (such as University – Garneau) as a result of demolition and construction cycles (i.e. there can be a net units loss one year, followed by a notable gain in the subsequent year).

APARTMENTS/MIXED USE

This report captures building permits issued for new apartment/mixed use buildings, the units in the newly approved buildings, and new units that were approved or removed within existing buildings through additions and demolitions.

In 2024, a total of 1,457 net new apartment units (Figure 2) were approved in the redeveloping area. This includes 214 net units in 15 existing buildings. The remainder of the new units were approved in 18 new apartment/mixed use buildings. Three buildings were demolished.

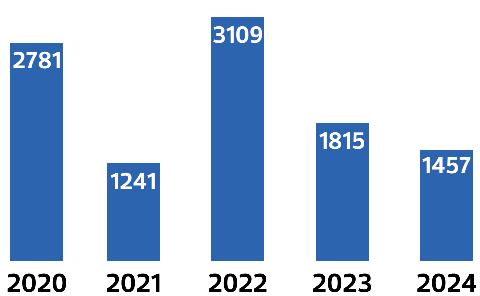

Figure 2. Annual Net New Redeveloping Area Apartment/Mixed Use Units

Zoning

Thirty-five (35) per cent of all net new apartment units in the redeveloping area were approved in a direct control zone in 2024, compared to 53 per cent in 2023. Thirty-three (33) per cent were approved in the Medium Scale (RM) Residential Zone, 18 per cent were approved in a Griesbach Special Area residential zone, and 13 per cent were approved in commercial or mixed use zones. The remainder (one per cent) were approved in the Large Scale (RL) Residential Zone or as part of a non-market housing building approved in the Small Scale (RS) residential zone.

Neighbourhoods

In 2024, 18 redeveloping area neighbourhoods experienced net growth in apartment units. Two redeveloping area neighbourhoods experienced net loss of apartment units, likely as part of a redevelopment that will result in a future increased unit count.

With a combined total of 1,026 annual net units, apartment units in these top neighbourhoods made up about 70 per cent of net new apartment units in the redeveloping area and 29 per cent of the total net new units in the redeveloping area. Neighbourhoods with the most net new apartment units for multiple years (such as Griesbach and Downtown) usually have several individual projects with large net new unit counts (Table 2).

Table 2. Top Five Neighbourhoods by Net New Apartment/Mixed Use Units (2024 and 2023)

Neighbourhood	2024	Neighbourhood	2023
Griesbach	464	Downtown	614
Downtown	181	Griesbach	514
Queen Alexandra	144	Boyle Street	229
Garneau	137	Inglewood	101
Baranow	100	North Glenora	83

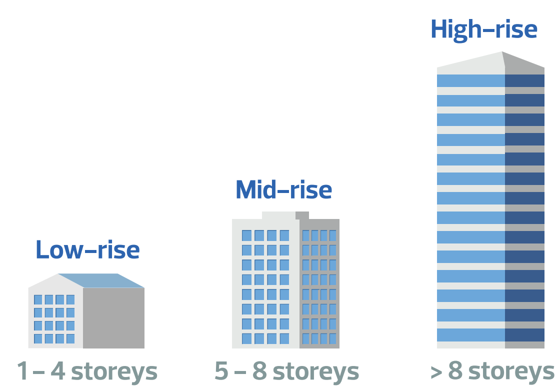

Figure 3. Apartment/Mixed Use Buildings by Rise

The number of storeys in a building is used to categorize apartment/mixed use buildings into low-rise, mid-rise, or high-rise (Figure 3).[2] Figure 4 shows the top five neighbourhoods for net new apartment units by rise. Griesbach had four approved mid-rise apartment buildings. Downtown had one mid-rise building approved and additional units added to one existing high-rise building. Queen Alexandra had one high-rise building approved, one low-rise building demolished, and modification to two

2 The analysis on net new units by rise is distinct from the analysis on net new units by density type found elsewhere in this and/or other growth monitoring reports.

low-rise buildings. Garneau had one mid-rise building and one low-rise building approved. Baranow had one low-rise building approved.

As shown in Figure 5, while most net new apartment units were added in mid-rise buildings, most net new buildings were low-rise, reflecting relatively high average unit counts in mid-rise buildings.

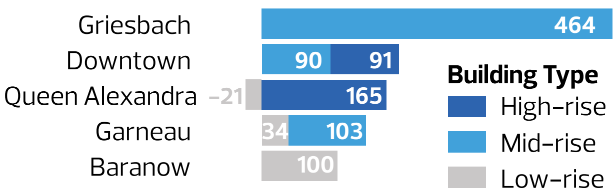

Figure 4. Top Five Neighbourhoods with Net New Apartment/Mixed Use Units, by Building Type (2024)

There was a higher than typical number of units added to existing residential buildings in 2024, potentially indicating increased interest in investing in existing buildings. This included existing buildings that were permitted to add units through interior alterations (113 net new units), and conversion from non-residential use (101 net new units), most of which occurred in the Centre City-Downtown node.

Development Trend

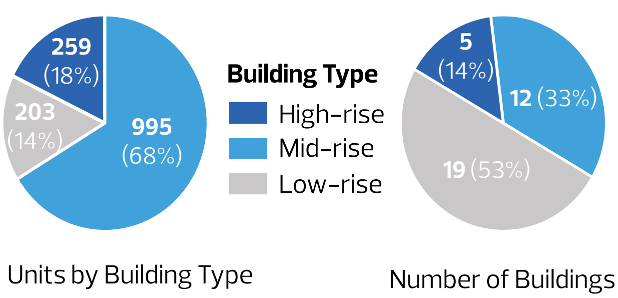

Figure 5. Net New Redeveloping Area Apartment/Mixed Use Units by Building Type, and Number of Net New or Existing Buildings (2024)

A 10-year analysis of net new dwellings in the redeveloping area shows that apartment units have consistently accounted for the highest share of annual net new dwellings in the redeveloping area, ranging from 41 per cent to 76 per cent. As a result, this dwelling type has had the largest influence on the total number of net new infill dwelling units and subsequently, the annual infill rate. However, the total number of net new apartment units added to the redeveloping area annually is also more variable than other dwelling types. This may be because the time required to plan, finance and build apartment/mixed use buildings is longer than for other dwelling types, and when they are approved, they result in a large count of dwelling units. This means that the annual infill rate has also had large fluctuations. Large fluctuations in the annual infill rate should be expected to continue in the future if the count of net new apartment units continues to vary significantly.

ROW HOUSES

Zoning

In 2024, 732 net new row houses were approved in the redeveloping area, which is much higher than the annual counts in each of the previous four years (Figure 6). Zoning Bylaw 20001, which came into effect in January 2024, permits row houses on many more residentially zoned lots compared to the previous Zoning Bylaw 12800. About 22 per cent of net new row houses were approved on lots that would have required rezoning based on the former Zoning Bylaw. In 2024, the vast majority (72 per cent) of redeveloping area net new row houses were approved in the new Small Scale (RS) Residential Zone. Twenty-seven (27) per cent were approved in either Blatchford Area or Griesbach Special Area zones.

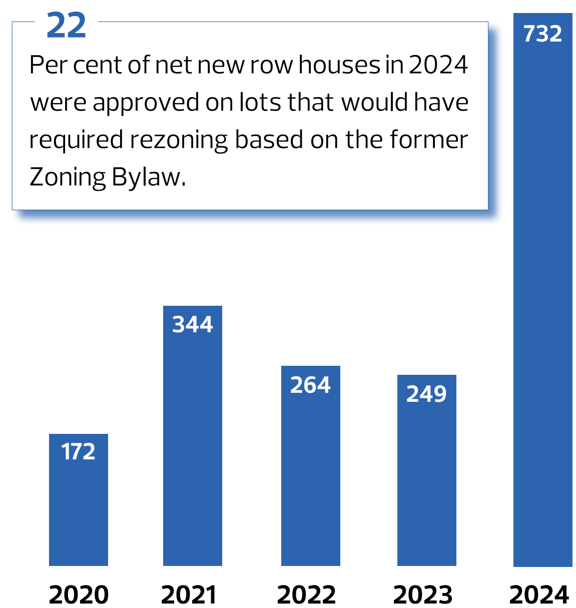

Figure 6. Annual Net New Redeveloping Area Row Houses

Note: excludes associated secondary suites

Neighbourhoods

In 2024, 55 redeveloping area neighbourhoods had net row house growth, with Blatchford Area having the highest count (108 units across 21 buildings). Other top neighbourhoods were Griesbach, Glenwood, Inglewood and Westmount (Table 3). With a combined total of 301 annual net units, row houses in these top neighbourhoods made up about 41 per cent of net new row houses in the redeveloping area and nine per cent of the total net new units in the redeveloping area.

Table 3. Top Five Neighbourhoods by Net New Row House Units (2024 and 2023)

Neighbourhood	2024	Neighbourhood	2023
Blatchford Area	108	West Jasper Place	24
Griesbach	92	Michaels Park	21
Glenwood	39	Glenwood	20
Inglewood	34	Prince Charles	19
Westmount	28	Forest Heights	18

Development Trend

Row houses with secondary suites are becoming increasingly common. Although the statistics within this section do not include secondary suite counts, almost an equal number of secondary suites and primary suites were built in row houses. This is a shift since The City Plan was approved: 75 per cent of approved row house buildings included at least one secondary suite in 2024, compared to fewer than 25 per cent in 2021.

SEMI-DETACHED AND SINGLE DETACHED HOUSES

In 2024, 221 net new semi-detached units were approved (Figure 7), the highest count in the past five years. During the same period, there was a net loss of 294 single detached houses.

Zoning

As expected, almost all (99 per cent) net new semi-detached units were approved in the RS zone. Seventy-nine (79) per cent of the new and 85 per cent of the demolished single detached houses occurred in an RS zone. Most of the remaining net new single detached houses (19 per cent) were approved in the Griesbach Low Density Residential Flex (GLDF) Zone. These activities reflect the development dynamic for this dwelling type in this zone.

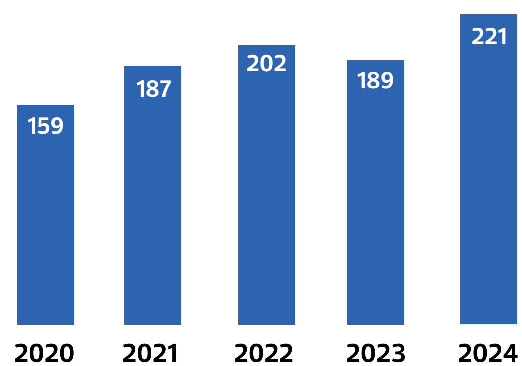

Figure 7. Annual Net New Redeveloping Area Semi-Detached Houses

Note: Single detached houses are excluded from the figure as there were more demolitions than new construction, resulting in a net loss. Therefore adding the totals shown in Figures 2, 6 and 7 does not match the totals in Figure 1.

Neighbourhoods

In 2024, 45 redeveloping neighbourhoods had a net gain of semi-detached houses and 17 redeveloping neighbourhoods had a net gain of single detached houses (only two of these neighbourhoods, Griesbach and Bergman, had more than 10 net new single detached dwellings in 2024 and they each had a supply of undeveloped lots). By comparison, in 2023 38 redeveloping neighbourhoods had a net gain of semi-detached houses and 25 redeveloping neighbourhoods had a net gain of single detached houses.

Table 4 presents the neighborhoods with the highest combined total of net new single detached and semi-detached units in 2024. Most net new units in the Table 4 were in semi-detached houses, and the gain of this dwelling type offset the losses of single detached houses in those neighbourhoods. The exceptions are Griesbach and Bergman, where all net new houses in 2024 in Table 4 were single detached. The previous year also followed the same pattern where both neighbourhoods also had a net gain in single detached houses. While Griesbach and Bergman are part of the redeveloping area, they exhibit characteristics of developing area neighbourhoods. In particular, they have a supply of undeveloped low density residential lots that allows for development to follow a similar pace and type of that found in greenfield neighbourhoods.

Table 4. Top Five Neighbourhoods by Net New Single Detached/Semi-Detached Houses (2024 and 2023)

Neighbourhood	2024	Neighbourhood	2023
Griesbach	65	Griesbach	35
King Edward Park	11	Alberta Avenue	11
Bergman	11	Westmount	10
Alberta Avenue	9	Parkdale	9
Parkview	9	Ritchie	9
Beacon Heights	7	Kirkness	8

Note: includes net neighbourhood losses of single detached houses.

Development Trend

In the four full years since The City Plan was approved (2021 - 2024), semi-detached units accounted for about six per cent of net new units approved in the redeveloping area. However, since there were more demolitions than new construction of single detached units in the same time frame, there was a net loss in that dwelling type.

Semi-detached and single detached dwellings are typically combined into a single category for analysis due to their shared low density characteristics, however, separating them shows they may have diverging trends.

The proportion of annual net new housing units that are semi-detached in the redeveloping area has remained relatively stable over the long-term monitoring period. On the contrary, the proportion of net new houses that are single detached has gradually decreased. The number of neighbourhoods in the redeveloping area replacing single detached houses with semi-detached houses or other higher-capacity buildings is increasing. Particularly in the last five years, the net reduction in single detached houses is increasing as more neighbourhoods enter the revitalization lifecycle stage.

SECONDARY SUITES AND BACKYARD HOUSES

Zoning

In 2024, 1,160 net new secondary suites and 259 net new backyard houses were approved in the redeveloping area, totaling 1,419 units (Figure 8). This is the highest count since at least 2005. This combined total represents a 85 per cent increase from 2023 and is 74 per cent higher than the five year annual average. Year-over-year comparisons indicate a rising trend of both dwelling types, especially after Zoning Bylaw 20001 came into effect.

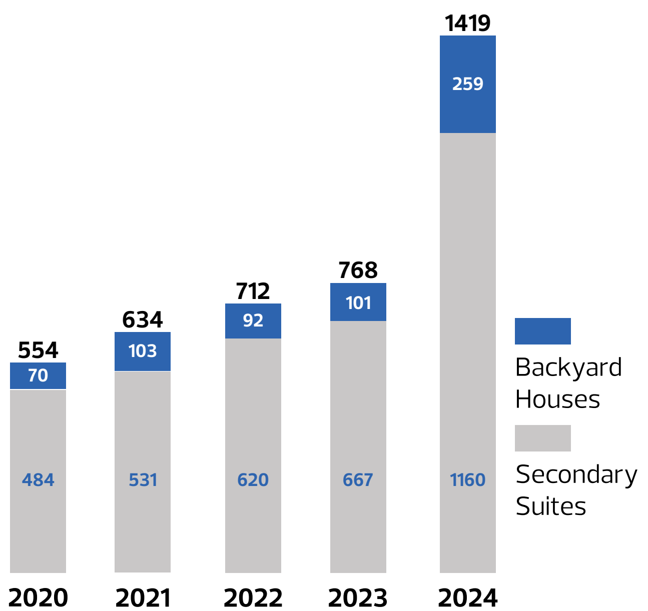

Figure 8. Annual Net New Redeveloping Area Backyard Houses and Secondary Suites

Ninety (90) per cent of net new secondary suites and 86 per cent of net new backyard houses were approved in a Small Scale Residential (RS) zone in 2024.

Neighbourhoods

One hundred-eighteen (118) redeveloping area neighbourhoods had a net gain in secondary suites, which included 25 neighbourhoods that had a net gain in total units only due to secondary suites. Sixty-one (61) redeveloping area neighbourhoods had a net gain in backyard houses. Combined, 126 redeveloping area neighbourhoods (62 per cent) had a net gain in secondary suites and/or backyard houses.

The top five redeveloping area neighbourhoods for secondary suites and backyard houses combined were Inglewood, Glenwood, King Edward Park, Griesbach, and Westmount. Together, these five neighbourhoods represent seven per cent of all net new units in the redeveloping area in 2024 (Table 5).

Table 5. Top Five Neighbourhoods by Net New Secondary Suites and Backyard Houses (2024 and 2023)

Neighbourhood	2024	Neighbourhood	2023
Inglewood	61	West Jasper Place	34
Glenwood	52	Inglewood	31
King Edward Park	46	Alberta Avenue	29
Griesbach	46	Grovenor	27
Westmount	45	Glenwood	27

Development Trend

These dwelling types are more prevalent outside of PGAs and nodes and corridors and tend to appear in neighbourhoods that have consistently higher counts of net new low density units compared to other redeveloping area neighbourhoods. If there is a finite demand for suite-type housing, then the increase in these dwelling types may be contributing to the decreasing proportion of net new dwellings in nodes and corridors (which are mostly apartments). Refer to the 2024 Approved Net New Dwellings Report for details on the nodes and corridors.

While most of the net increase in secondary suites occurred in neighbourhoods with high net new row houses counts, most of the net increase in backyard houses occurred in neighbourhoods with higher net new single detached or semi-detached houses counts. Figure 9 and Figure 10 show the principal unit to which a secondary suite and/or backyard house was added in 2024. Note that secondary suites have also been added to new backyard houses in a limited number of cases.

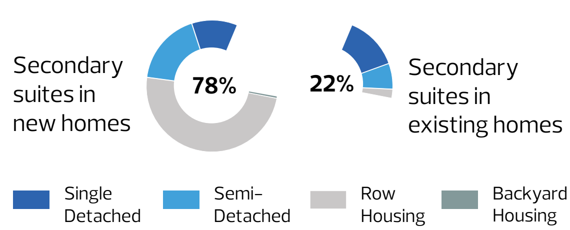

Figure 9. Net New Redeveloping Area Secondary Suites by Principal Unit Type (2024)

Multi-unit backyard houses have been approved in the redeveloping area since 2019. The proportion of net new backyard house units in multi-unit backyard house buildings in 2024 was the highest since The City Plan was approved. Fifty-three (53) per cent of backyard house units were in backyard house buildings with two or more units.

Between 2021 and 2024, secondary suites and backyard houses made up about 27 per cent of all new units approved in the redeveloping area. This is a significantly higher proportion than the citywide average of 18 per cent. This trend holds true for 2024 annual data as well, showing that this type of housing has a much larger role in the housing stock in the redeveloping area compared to the city as a whole.

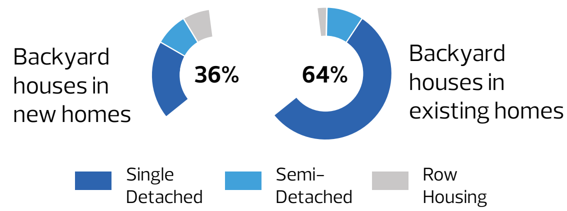

Figure 10. Net New Redeveloping Area Backyard Houses by Principal Unit Type (2024)

APPENDIX 1: TOTAL APPROVED NET NEW DWELLINGS IN REDEVELOPING AREA (2024)