EDMONTON
DWELLING UNIT DENSITY BY NEIGHBOURHOOD

2014

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DWELLING UNIT DENSITY BY RESIDENTIAL NEIGHBOURHOOD

Introduction

Dwelling unit density is the spatial concentration of two major factors: dwelling unit count and geographic area. The total number of dwelling units per defined geographic area influences the overall density of that area. This report provides a definition for very low, low, medium and high density. Graphic and pictorial examples have been selected from various sites throughout the City of Edmonton. These examples demonstrate the various forms of development and the different levels of density. A consistent definition of residential density has been applied to Edmonton residential neighbourhoods. Data for this report was obtained from the 2014 Municipal Census and the Spatial Land Information Management (SLIM) system. The information is a snap shot in time and is accurate at the time of research (June 2014).

Understanding Gross, Net and Residential Density

Dwelling unit density is often calculated on a **gross area**. For example, the total dwelling count (on a census date) of a City divided by the total hectares (acres) within the City limits. Edmonton's gross dwelling unit density would be 376,416 dwelling units (2014 Municipal Census) divided by 69,983 hectares – a gross density of 5.4 dwelling units per hectare. Comparing these density figures to other municipalities can be misleading because the amount of undeveloped land a city has can influence the density. Gross density includes all non-residential uses such as roads, parks and commercial areas. As such, this is not a good way to measure residential density.

> *Gross density* means the density of a given area including subdivided parcels, and road and rail rights of way.

When land is developed (subdivided), a percentage of the land is used for rights of ways such as roads or railways lines. **Net area** density calculations generally exclude the road and rail rights of way. Net area is based on the total area of the subdivided land parcels. For example, the Sweet Grass neighbourhood has a gross area of 92 hectares and a net area of 70 hectares, with 22 hectares in municipal road right of ways (Table 1).

> *Net density* means the density of a given area including subdivided parcels. It excludes all road and rail rights of ways.

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Residential area is generally based on an existing land use schema. Each parcel of land is given a designated land use. The City of Edmonton has an <u>Existing Land Use Classification Manual</u>. A four digit detailed land use is applied to each parcel of land. These codes can be aggregated up to nine categories – Residential, Commercial, Industrial, Institutional, Transportation, Telecommunication and Utilities, Recreation and Open Space, Agricultural and Vacant. Land parcels with a residential classification are used to calculate the residential density of geographic area.

> *Residential density means the density of a given area that only includes land parcels devoted to residential development. It does not include other land uses and all road and rail rights of ways.*

Residential dwelling unit density has been calculated for each neighbourhood. Neighbourhoods with no or very few dwelling units will not have a density calculation.

Table1
Example of a Gross, Net and Residential Dwelling Unit Density

Sweet Grass	Area (ha)	Dwellings	Density
Gross	91.71	1,132	12 du/gha
Net	69.63	1,132	16 du/nha
Net Residential	44.93	1,132	25 du/nrha

Residential Density Factors
Residential density is dependent on a variety of factors such as parcel size, number of structures and type of structure. The geographic area can range from the lot level to neighbourhood to city or metropolitan area.

Parcel Size
Density at the parcel level is often regulated by zoning criteria. For example, a country residential zoning allows for a single dwelling unit on a very large lot. Dwelling unit densities are low in these subdivisions. Areas zoned (RF1) for small lot development will have a higher dwelling unit density per block or subdivision. So changing the residential lot size that has a fixed number of dwelling units will affect density (see Figure 1).

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Figure 1: Parcel Size and Number of Structures

- Lot size increases
- House size the same

- Lot size the same
- More units per lot
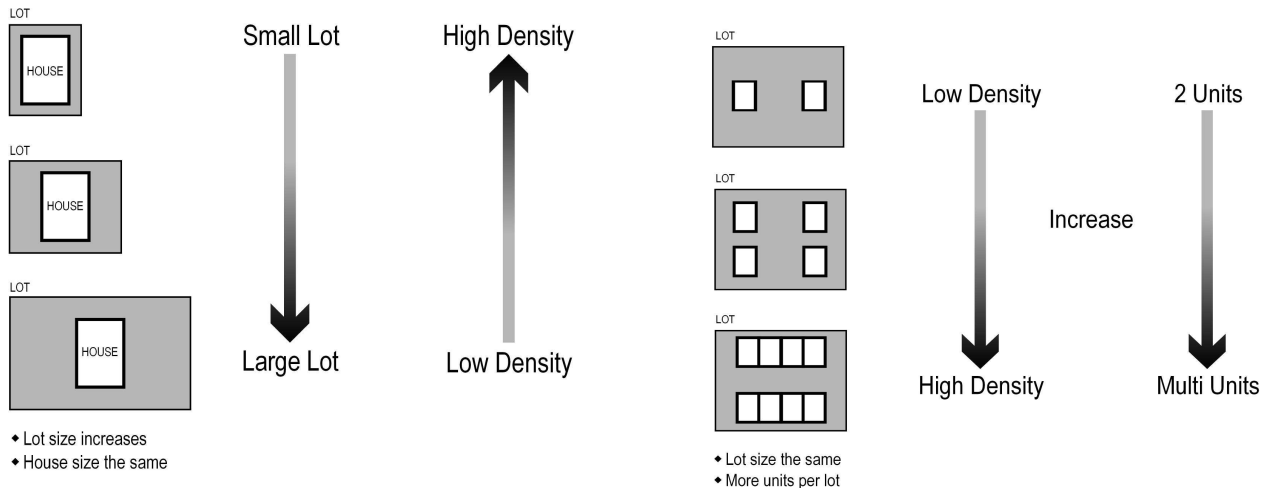
Number of Structures

If the lot size is constant and the number of units allowed on a given lot can vary, the density will change. Dwelling units can be at ground level or stacked as in an apartment floors. Duplexes, row housing or complexes are examples where there is a higher number of dwelling units on a single lot. Low rise and high rise apartments/condominiums on a single lot increases the dwelling unit density (see Figure 1).

Type of Structure

A dwelling unit can be a house or an apartment – anything that is used as a separate living quarters. A definition and example of the various structural dwelling unit types are included in Appendix B. The size of the dwelling unit can influence the intensity or compactness. For example, a building composed of small condominium or apartment units as opposed to large units. Often the floor space size in high rise structures increases the higher the floor. This can be calculated as a ratio of the built floor space area of a structure to the area of the parcel

Figure 2: Type of Structure
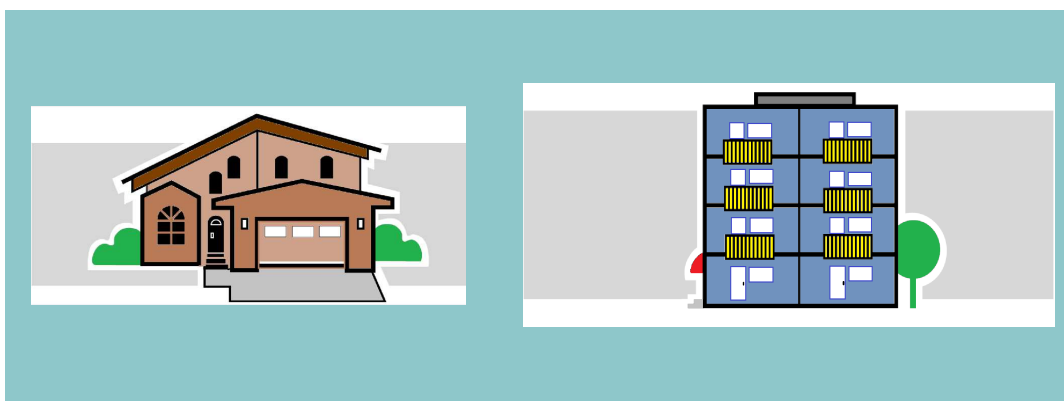
Other Factors influencing Density

Neighbourhoods are often built in stages. A new neighbourhood could start off with mostly low density single family lots. As time progresses, the medium and/or high density development fill in the remaining residential development to a higher density. A NSP can also be amended through a change in the zoning for portions of the neighbourhood. Depending on the zoning request, the subdivision could have the density increase or decrease.

Policy ca dictate or influence the density of geographic areas. Development of LRT lines may have density policies buffering the stations and lines. A Municipal Development Plan or a Capitol Region Board can require certain densities to be achieved in different areas. The Capital Regional Growth Plan states that "Density targets have been set for each of the Priority Growth Areas (PGAs). The application of these density targets is to significantly increase existing residential densities throughout the Capital Region's Growth areas" (Section 2: Land Use, page 11). Policies 8.1.7.4 and 8.1.7.5 of the Edmonton Municipal Development Plan support the PGA density targets. The intent of the PGA density targets (du/nrha) is an average over the entire PGA. Edmonton contains four PGAs, they are: B (30-45+ per), Cw (30-40), Ce (25-35) and F (30-40). Only portions of the C and F priority growth areas fall within the City. (see Map 1)

Map 1

Source: Capitol Region Board

N

F
(30-40)

B₃
25.6
du/NRA

B₂
32.2
du/NRA

B
30-45+

B₁
273.5
du/NRA

C_W
(30-40)

C_E
(25-35)
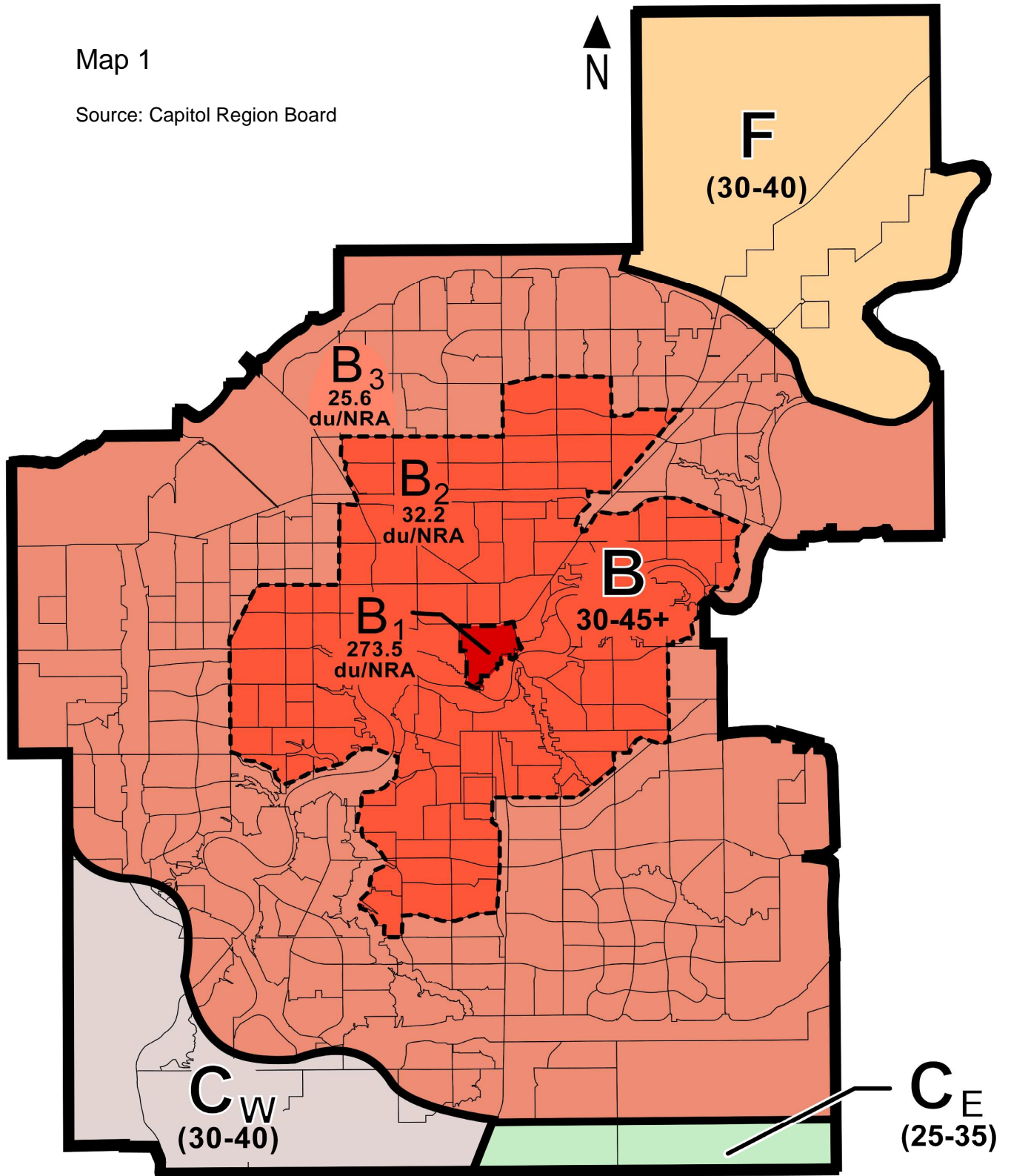
This map represents a broad and conceptual illustration of the desired land development structure and is not intended to provide site specific direction to land use regulations.

Growth Analysis: Technical Series, 2014
Dwelling Unit Density by Residential Neighbourhood

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Analysis

The calculation of the residential dwelling unit density is based on the 2014 Municipal Census, the existing land use classification data and parcel geometry data. Dwelling unit density has been calculated for 248 residential neighbourhoods (Map 2). All the neighbourhoods have been grouped into dwelling unit density ranges (Table 2) and by growth areas (Map 3).

Developing Neighbourhoods

Richford has the lowest density at 9 du/nrha and Clareview Town Centre has the highest density at 67 du/nrha. Some of the neighbourhoods will likely increase in density as medium/high density construction is complete.

For many of the planned and new NSPs, the density calculation was not possible due to insufficient information. Based on the Neighbourhood Structure Plans, the planned residential development in recently approved neighbourhoods trend in the 30 to 35 dwelling units per residential hectare. This is in alignment with the Capital Region Board policy on density targets.

Table 2

Neighbourhoods by Actual Residential

Dwelling Unit Density Range

Density (du/nrha)	Developing	Established	Mature & Core	Total
<25	25	53	52	130
25-29	18	17	18	53
30-44	6	11	24	41
45-99	2	7	9	18
>100	0	1	5	6
Total	51	89	108	248

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Central Core Dwelling Unit Density

There are eleven residential neighbourhoods in the central core with a dwelling unit density ranging between 32 to 339 dwelling units per net residential hectare (du/nrha). Five neighbourhoods have over 100 dwelling units per hectare; Downtown (339 du/nrha), Oliver (219 du/nrha), Boyle Street (186 du/nrha), Garneau 151 du/nrha) and Central McDougall (103 du/nrha). Riverdale has the lowest density at 32 du/nrha. The average dwelling unit density in the central core is 125 du/nrha.

Mature Area Dwelling Unit Density

The mature area, excluding the core area, has 97 neighbourhoods ranging from 8 du/nrha to 81 du/nrha. Cromdale has the highest density and Quesnell has the lowest. A majority, 52 neighbourhoods, fall below the 25 du/nrha. However, the average density is 26 du/nrha.

Established Area Dwelling Unit Density

Within the established neighbourhoods, several have low dwelling unit density. Wedgewood Heights, Westridge, Oleskiw and Brookside are examples of dwelling unit density of less than 13 du/nrha. Mill Woods Town Centre is the only neighbourhood outside of the central core that is over 100 du/nrha. Of the 89 established neighbourhoods, only 36 have a density over 25 du/nrha. The established area has an average density of 24 du/nrha.

Residential dwelling unit density details are shown in Table 3. Of the 248 neighbourhoods, a total of 130 neighbourhoods have a residential dwelling unit density less than 25 du/nrha. Average density of all the residential neighbourhoods is 28 du/nrha.
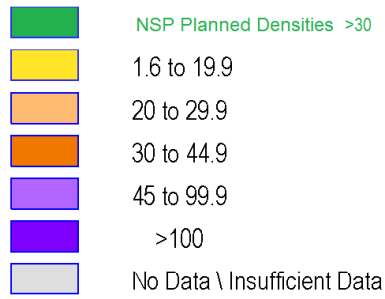
Residential Infill

Residential infill involves redevelopment and densification of Edmonton's older   neighbourhoods, making better use of existing infrastructure, public facilities, and services. Residential infill also improves housing choices in older neighbourhoods. This will result in a city that is more fiscally and environmentally sustainable in the long term. Residential infill can involve small scale, medium scale and large scale development. Small scale infill   includes secondary suites and garage suites, small lot houses, duplexes and semi-detached houses. Medium scale infill includes row houses and low-rise apartments. Large scale infill includes midrise and high-rise apartments or comprehensive development of specific sites such as Blatchford and The Quarters.

2014
Dwelling Unit Density

■ (green)	NSP Planned Densities >30
■ (yellow)	1.6 to 19.9
■ (light orange)	20 to 29.9
■ (orange)	30 to 44.9
■ (light purple)	45 to 99.9
■ (purple)	>100
■ (grey)	No Data \ Insufficient Data

*Based on 2014 Municipal Census Information and Net Residential Hectares

Map 2

0 1 2 3 4 5
kilometres

Map Compiled 02 /19/ 2015

Growth Analysis: Technical Series, 2014
Dwelling Unit Density by Residential Neighbourhood
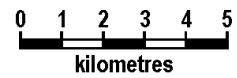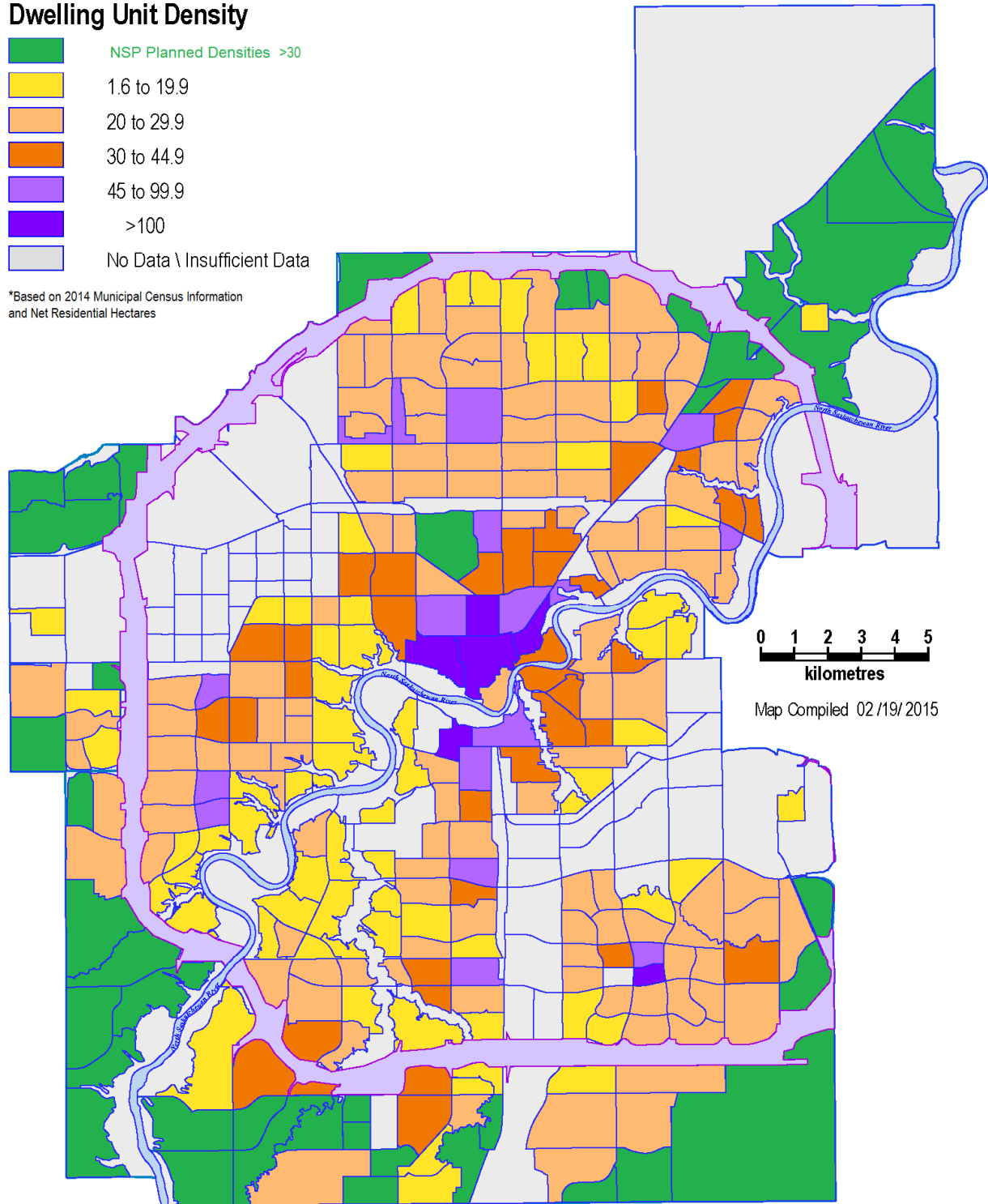
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City of Edmonton
Neighbourhood Development

Map 3

N

Legend

- ■ Central Core
- ■ Planned or Developing Neighbourhood
- ■ Established Neighbourhood
- ■ Mature Neighbourhood
- ■ Urban Growth Area
- ■ Industrial Area
- ■ Transportation & Utility Corridor
- ■ River Valley and Ravine System

0 1 2 3 4
kilometres

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Table 3
Residential Dwelling Unit Density by Neighbourhood

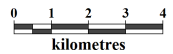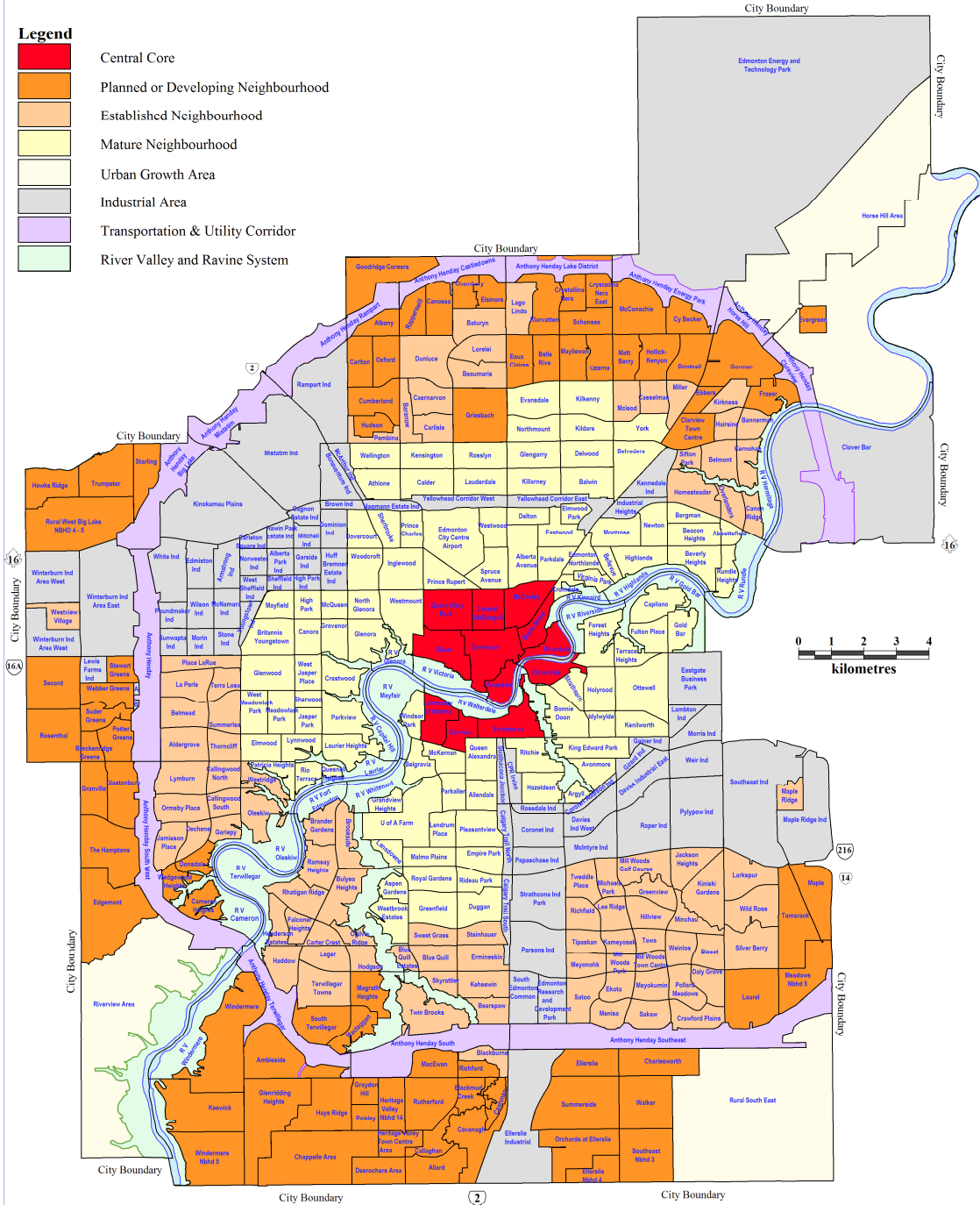| Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Central	BOYLE STREET	4,491	24.2	186
Central	CENTRAL MCDOUGALL	3,218	31.1	103
Central	CLOVERDALE	474	11.1	43
Central	DOWNTOWN	9,026	26.6	339
Central	GARNEAU	6,242	41.4	151
Central	MCCAULEY	2,957	37.7	78
Central	OLIVER	13,289	60.6	219
Central	QUEEN MARY PARK	4,333	60.7	71
Central	RIVERDALE	1,001	31.2	32
Central	ROSSDALE	492	9.5	52
Central	STRATHCONA	5,808	76.3	76
Mature	ABBOTTSFIELD	726	13.8	53
Mature	ALBERTA AVENUE	3,166	91.1	35
Mature	ALLENDALE	1,398	46.2	30
Mature	ARGYLL	347	18.6	19
Mature	ASPEN GARDENS	640	38.5	17
Mature	ATHLONE	1,201	57.8	21
Mature	AVONMORE	1,005	51.7	19
Mature	BALWIN	1,718	68.5	25
Mature	BEACON HEIGHTS	1,347	63.5	21
Mature	BELGRAVIA	957	51.8	18
Mature	BELLEVUE	512	22.3	23
Mature	BELVEDERE	2,579	67.9	38
Mature	BERGMAN	587	30.5	19
Mature	BEVERLY HEIGHTS	1,656	72.8	23
Mature	BONNIE DOON	2,441	77.3	32
Mature	BRITANNIA YOUNGSTOWN	2,381	70.9	34
Mature	CALDER	1,927	76.4	25
Mature	CANORA	1,669	43.4	38
Mature	CAPILANO	1,103	73.3	15
Mature	CRESTWOOD	944	66.3	14

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Residential Dwelling Unit Density by Neighbourhood

Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Mature	CROMDALE	1,266	15.7	81
Mature	DELTON	918	39.3	23
Mature	DELWOOD	1,391	77.2	18
Mature	DOVERCOURT	902	52.3	17
Mature	DUGGAN	1,802	79.5	23
Mature	EASTWOOD	2,243	57.7	39
Mature	ELMWOOD	1,068	52.2	20
Mature	ELMWOOD PARK	621	25.0	25
Mature	EMPIRE PARK	2,461	37.9	65
Mature	EVANSDALE	2,135	84.4	25
Mature	FOREST HEIGHTS	2,076	81.6	25
Mature	FULTON PLACE	973	52.7	18
Mature	GLENGARRY	1,280	52.6	24
Mature	GLENORA	1,547	83.8	18
Mature	GLENWOOD	2,393	82.8	29
Mature	GOLD BAR	1,154	61.6	19
Mature	GRANDVIEW HEIGHTS	446	30.8	14
Mature	GREENFIELD	1,389	84.7	16
Mature	GROVENOR	1,054	54.1	19
Mature	HAZELDEAN	1,440	64.0	23
Mature	HIGH PARK	667	38.2	17
Mature	HIGHLANDS	1,290	64.1	20
Mature	HOLYROOD	1,578	77.4	20
Mature	IDYLWYLDE	977	32.4	30
Mature	INGLEWOOD	4,016	90.9	44
Mature	JASPER PARK	897	35.3	25
Mature	KENILWORTH	1,106	56.8	19
Mature	KENSINGTON	1,736	75.8	23
Mature	KILDARE	1,278	43.2	30
Mature	KILKENNY	2,144	89.8	24
Mature	KILLARNEY	1,830	65.5	28
Mature	KING EDWARD PARK	2,169	77.2	28
Mature	LANSDOWNE	546	29.9	18
Mature	LAUDERDALE	1,234	51.5	24

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Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Mature	LAURIER HEIGHTS	1,238	78.3	16
Mature	LENDRUM PLACE	847	39.2	22
Mature	LYNNWOOD	1,440	51.7	28
Mature	MALMO PLAINS	1,289	49.8	26
Mature	MAYFIELD	883	45.7	19
Mature	MCKERNAN	1,194	47.7	25
Mature	MCQUEEN	833	31.6	26
Mature	MEADOWLARK PARK	1,203	55.4	22
Mature	MONTROSE	1,557	52.4	30
Mature	NEWTON	1,284	58.5	22
Mature	NORTH GLENORA	885	48.2	18
Mature	NORTHMOUNT	1,334	58.9	23
Mature	OTTEWELL	2,696	131.8	20
Mature	PARKALLEN	1,099	45.9	24
Mature	PARKDALE	1,808	48.3	37
Mature	PARKVIEW	1,330	93.9	14
Mature	PATRICIA HEIGHTS	722	35.7	20
Mature	PLEASANTVIEW	2,028	70.8	29
Mature	PRINCE CHARLES	685	31.2	22
Mature	PRINCE RUPERT	698	25.0	28
Mature	QUEEN ALEXANDRA	3,014	52.5	57
Mature	QUESNELL HEIGHTS	120	15.7	8
Mature	RIDEAU PARK	1,131	26.4	43
Mature	RIO TERRACE	509	39.1	13
Mature	RITCHIE	2,350	62.3	38
Mature	ROSSLYN	1,338	59.0	23
Mature	ROYAL GARDENS	1,450	50.5	29
Mature	RUNDLE HEIGHTS	1,428	48.9	29
Mature	SHERBROOKE	1,098	52.5	21
Mature	SHERWOOD	625	27.2	23
Mature	SPRUCE AVENUE	1,121	34.9	32
Mature	STRATHEARN	1,545	45.0	34
Mature	TERRACE HEIGHTS	1,151	34.6	33

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Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Mature	VIRGINIA PARK	442	10.5	42
Mature	WELLINGTON	1,237	62.9	20
Mature	WEST JASPER PLACE	1,607	47.2	34
Mature	WEST MEADOWLARK PARK	1,617	40.5	40
Mature	WESTBROOK ESTATES	491	43.0	11
Mature	WESTMOUNT	3,399	90.7	37
Mature	WESTWOOD	2,059	40.9	50
Mature	WINDSOR PARK	497	44.3	11
Mature	WOODCROFT	1,357	41.6	33
Mature	YORK	1,538	61.1	25
Established	ALDERGROVE	1,977	87.6	23
Established	BANNERMAN	1,225	45.4	27
Established	BARANOW	859	14.8	58
Established	BATURYN	1,775	87.8	20
Established	BEARSPAW	832	48.0	17
Established	BEAUMARIS	1,975	73.9	27
Established	BELMEAD	1,677	76.8	22
Established	BELMONT	2,059	72.7	28
Established	BISSET	1,411	51.8	27
Established	BLACKBURNE	590	34.3	17
Established	BLUE QUILL	2,002	58.7	34
Established	BLUE QUILL ESTATES	559	25.8	22
Established	BRANDER GARDENS	1,095	50.2	22
Established	BROOKSIDE	719	53.5	13
Established	BULYEA HEIGHTS	1,206	83.4	14
Established	CAERNARVON	1,599	70.1	23
Established	CALLINGWOOD NORTH	1,161	25.2	46
Established	CALLINGWOOD SOUTH	2,967	43.0	69
Established	CANON RIDGE	1,073	27.3	39
Established	CARLISLE	1,392	58.0	24
Established	CARTER CREST	611	35.6	17

Residential Dwelling Unit Density by Neighbourhood

Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Established	CASSELMAN	1,507	47.3	32
Established	CRAWFORD PLAINS	1,483	72.0	21
Established	DALY GROVE	1,252	56.8	22
Established	DECHENE	596	35.9	17
Established	DUNLUCE	2,500	106.8	23
Established	EKOTA	951	44.1	22
Established	ERMINESKIN	2,700	49.0	55
Established	EVERGREEN	693	60.1	12
Established	FALCONER HEIGHTS	888	35.4	25
Established	GARIEPY	740	41.3	18
Established	GREENVIEW	1,083	56.0	19
Established	HADDOW	1,576	69.8	23
Established	HAIRSINE	1,005	33.4	30
Established	HENDERSON ESTATES	622	45.2	14
Established	HILLVIEW	1,394	61.0	23
Established	HODGSON	976	38.9	25
Established	HOMESTEADER	1,369	50.5	27
Established	JACKSON HEIGHTS	1,272	67.0	19
Established	JAMIESON PLACE	1,333	66.7	20
Established	KAMEYOSEK	1,166	35.0	33
Established	KEHEEWIN	1,244	44.1	28
Established	KERNOHAN	1,185	52.6	23
Established	KINISKI GARDENS	2,221	92.8	24
Established	KIRKNESS	1,472	47.1	31
Established	LA PERLE	2,020	78.1	26
Established	LAGO LINDO	1,394	72.3	19
Established	LARKSPUR	1,750	72.6	24
Established	LEE RIDGE	1,068	45.8	23
Established	LEGER	803	38.6	21
Established	LORELEI	1,461	65.0	22
Established	LYMBURN	2,200	89.1	25
Established	MAPLE RIDGE	862	57.8	15
Established	MCLEOD	881	55.1	16

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Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Established	MENISA	926	54.2	17
Established	MEYOKUMIN	1,053	46.3	23
Established	MEYONOHK	1,136	48.9	23
Established	MICHAELS PARK	841	38.3	22
Established	MILL WOODS TOWN CENTRE	677	5.5	123
Established	MILLER	1,141	39.5	29
Established	MINCHAU	1,133	52.8	21
Established	OGILVIE RIDGE	362	25.4	14
Established	OLESKIW	1,103	86.2	13
Established	ORMSBY PLACE	1,940	84.8	23
Established	OVERLANDERS	1,278	34.3	37
Established	PEMBINA	292	3.0	97
Established	POLLARD MEADOWS	1,672	59.5	28
Established	RAMSAY HEIGHTS	1,407	73.8	19
Established	RHATIGAN RIDGE	1,131	81.6	14
Established	RICHFIELD	1,188	47.4	25
Established	SAKAW	1,403	66.7	21
Established	SATOO	1,265	66.4	19
Established	SIFTON PARK	938	27.0	35
Established	SILVER BERRY	2,570	85.4	30
Established	SKYRATTLER	1,148	30.6	37
Established	STEINHAUER	784	41.3	19
Established	SUMMERLEA	1,001	27.7	36
Established	SWEET GRASS	1,132	44.9	25
Established	TAWA	1,049	20.6	51
Established	TERRA LOSA	1,440	21.2	68
Established	TERWILLEGAR TOWNE	2,329	92.1	25
Established	THORNCLIFF	1,344	47.2	29
Established	TIPASKAN	1,098	39.9	28
Established	TWEDDLE PLACE	1,146	50.1	23
Established	TWIN BROOKS	2,269	133.8	17
Established	WEINLOS	1,204	49.2	24
Established	WESTRIDGE	498	41.2	12

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Residential Dwelling Unit Density by Neighbourhood

Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Established	WESTVIEW VILLAGE	1,068	74.1	14
Established	WILD ROSE	2,472	105.5	23
Developing	ALBANY	270	9.4	29
Developing	ALLARD	565	33.6	17
Developing	AMBLESIDE	1,832	51.9	35
Developing	BELLE RIVE	1,176	60.5	19
Developing	BLACKMUD CREEK	1,061	41.0	26
Developing	BRECKENRIDGE GREENS	769	29.3	26
Developing	BRINTNELL	1,996	73.7	27
Developing	CALLAGHAN	832	41.6	20
Developing	CAMERON HEIGHTS	520	35.2	15
Developing	CANOSSA	1,042	42.4	25
Developing	CARLTON	1,700	67.4	25
Developing	CHAMBERY	691	36.4	19
Developing	CHAPPELLE AREA	919	30.9	30
Developing	CHARLESWORTH	1,405	54.9	26
Developing	CLAREVIEW TOWN CENTRE	1,570	23.5	67
Developing	CUMBERLAND	2,163	81.2	27
Developing	DONSDALE	577	41.6	14
Developing	EAUX CLAIRES	1,165	39.4	30
Developing	ELLERSLIE	2,073	105.4	20
Developing	ELSINORE	828	44.1	19
Developing	FRASER	1,270	53.2	24
Developing	GLASTONBURY	2,481	85.3	29
Developing	GRIESBACH	1,711	30.9	55
Developing	HOLLICK-KENYON	2,109	78.7	27
Developing	HUDSON	694	28.0	25
Developing	KLARVATTEN	1,837	75.9	24
Developing	LAUREL	1,491	52.0	29
Developing	MACEWAN	2,372	62.2	38

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Residential Dwelling Unit Density by Neighbourhood

Growth Area	Neighbourhood Name	Total Dwelling Units	Residential (ha)	Dwelling Unit per Net Residential (ha)
Developing	MACTAGGART	970	47.4	20
Developing	MAGRATH HEIGHTS	1,058	58.7	18
Developing	MATT BERRY	1,294	63.1	21
Developing	MAYLIEWAN	1,280	70.5	18
Developing	MCCONACHIE AREA	1,207	44.8	27
Developing	ORCHARDS AT ELLERSLIE	371	18.3	20
Developing	OXFORD	1,268	58.5	22
Developing	OZERNA	1,390	69.8	20
Developing	POTTER GREENS	569	36.6	16
Developing	RAPPERSWILL	352	19.8	18
Developing	RICHFORD	227	26.3	9
Developing	RUTHERFORD	4,343	136.0	32
Developing	SCHONSEE	949	37.1	26
Developing	SECORD	748	34.6	22
Developing	SOUTH TERWILLEGAR	3,692	106.6	35
Developing	SUDER GREENS	1,202	42.8	28
Developing	SUMMERSIDE	3,951	162.4	24
Developing	TAMARACK	1,153	46.3	25
Developing	THE HAMPTONS	3,815	141.0	27
Developing	WALKER	1,586	60.5	26
Developing	WEBBER GREENS	588	30.3	19
Developing	WEDGEWOOD HEIGHTS	519	47.2	11
Developing	WINDERMERE	2,606	161.1	16

Note: Many of the **Developing** neighbourhoods have not reached their full potential and will increase in density as development continues.

136 neighbourhoods are not in the list as they are non-residential or the dwelling unit count was below the allowed confidentiality rules in the 2014 Municipal Census.

Prepared by the Growth Analysis Unit, Sustainable Development
For more information, contact the City of Edmonton at: 311 (in Edmonton) or 780-442-5311

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Appendix A
Levels of Residential Density

Very Low Density

Very low density housing comprises single detached dwellings on very large lots. These are often referred to as "country residential" developments and many have been in existence for many years. In Edmonton, very low density housing development occurs primarily in the rural areas relatively distant from community services and facilities. Residential density is usually less than 12 dwellings per residential hectare.

Very Low Residential Density

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DWELLING UNIT DENSITY BY RESIDENTIAL NEIGHBOURHOOD

Low Density

Low density housing comprises single detached dwellings and duplexes on small to regular sized lots. The subdivision design has changed over time from a typical rectangular block to curvilinear with a mix of cul-de-sacs.
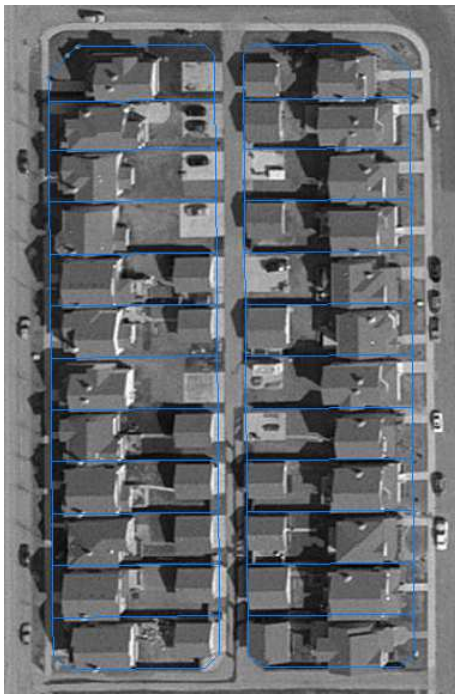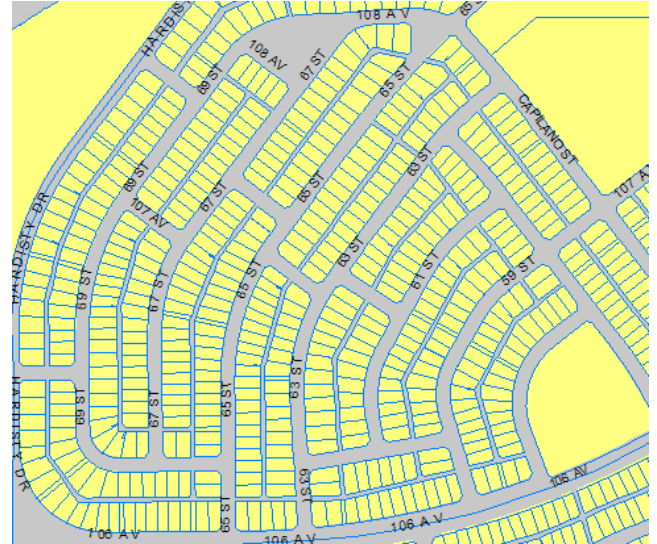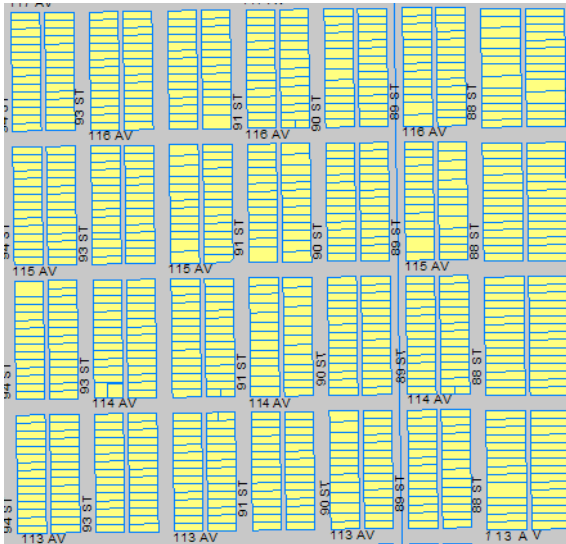
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EDMONTON
DWELLING UNIT DENSITY BY RESIDENTIAL NEIGHBOURHOOD

Medium Density

Medium density housing will often have a mixture of low rise apartments/condominiums (less than 5 floors), row housing, semi-detached and some single detached dwellings. Mature neighbourhoods (inner and middle suburbs) tend to have more medium density housing that generally occurs in locations close to public transport, shops, community services and facilities.

High Density

High density neighbourhoods are often found in a city central core. These neighbourhoods are dominated by high rise apartments/condominiums. An example of high density is the Oliver neighbourhood that has a residential density of 219 dwelling units per residential hectare. Higher density areas are also around existing and planned LRT stations such as Clairview Stadium, Mill Wood Town Centre, and Heritage Valley Town Centre.

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Appendix B

Dwelling Unit Types

Single-Detached House – A single detached house has open space on all sides and is not attached to any other structure (except its own garage or shed). This structure may have a basement suite that does not have a separate private entrance and /or may include a garage or garden suite for a maximum of two dwellings units on a single site.

Duplex/ Semi-detached– A structure designed to contain two separate dwelling units, one on top of the other or one beside the other, separated by open space from all other structures. Each dwelling unit must have a private entrance.

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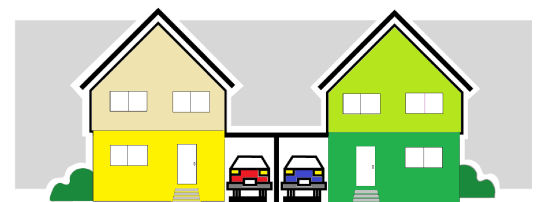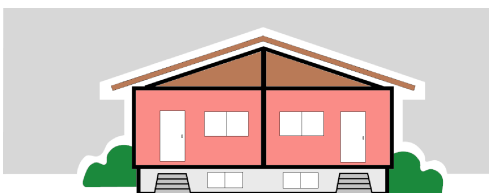
Dwelling Unit Types

Triplex – A structure divided horizontally into three separate dwelling units, one on top of the other; or three units, two of which are side-by-side and the third or which is either above or below either of the other two.

Fourplex – A structure divided vertically and/or horizontally into four separate dwelling units, each of which shares **two** common walls (or floor/ceiling). There is a separate entrance for each dwelling unit.


Row House – A row of three or more dwellings sharing common walls which extend from ground to roof in which there are no other dwellings   either above or below and forming a single building

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Dwelling Unit Types

Apartment with less than 5 storeys – A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.
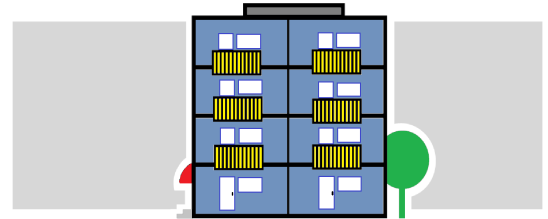
Apartment 5 or more storeys – A dwelling unit in a high rise apartment building that has five or more storeys.