

2022 GROWTH MONITORING OVERVIEW



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

THE CITY PLAN CONTEXT

The 2022 growth monitoring products report on growth trends under the direction of The City Plan. This is the second year that the products have reflected the Plan's geographies and growth targets. The suite 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 mechanism to track progress towards The City Plan's land use vision, by summarizing urban growth trends through analyses at different scales, including city-wide, development pattern areas, districts, nodes and corridors, and by neighbourhood. Lot registration and servicing analyses are also conducted for Area Structure Plans and Neighbourhood Structure Plans. These annual reports allow Edmontonians and Council to evaluate the impacts of policies and investments related to shifting the urban growth pattern.

For ease of comparison, the statistics provided for pre-2020 activities have been aligned with the new geographies established by The City Plan. The 2022 reports also examine longer-term trends to facilitate analysis despite the shorter-term COVID-19 Pandemic.

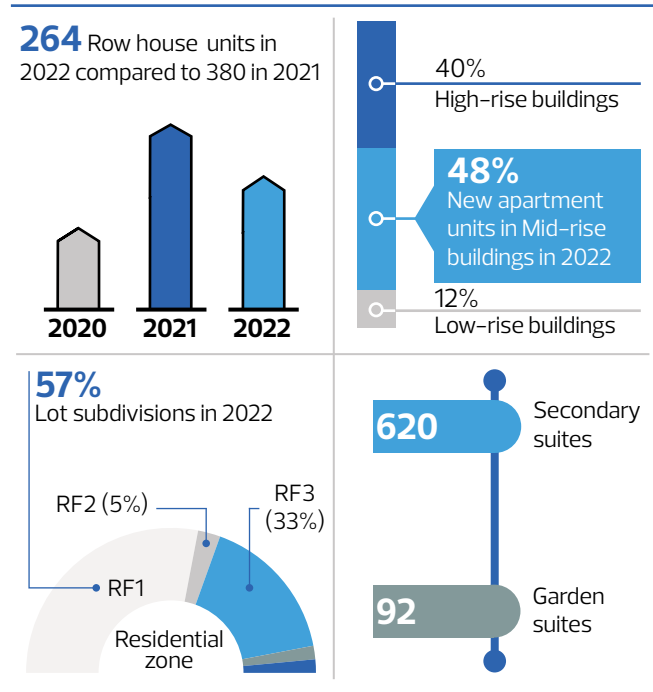
The products also support some of the strategic measures and reporting requirements outlined in The City Plan (Section IX: Measurement).

URBAN GROWTH TRENDS

The [Approved Net New Dwellings](#) report focuses on net dwelling development in the developing and 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 2022.

The 2022 [Redeveloping Area Infill](#) report provides additional details about the dwelling types and locations of small-scale, medium-scale and large-scale infill development. Dwelling type definitions follow the current [Zoning Bylaw](#).

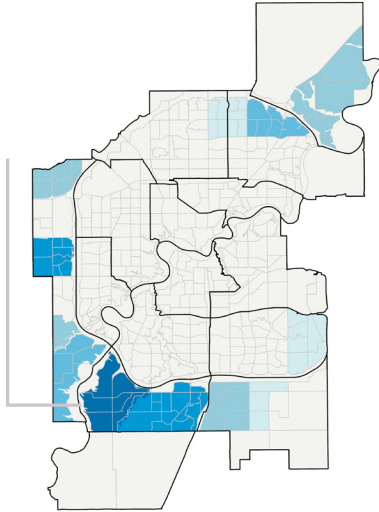


Additional visualizations showing urban growth trends can be accessed through the [Growth Analysis](#) webpage.

[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 2022, the LDR potential lot supply available in approved ASPs and NSPs was **74,604**

Southwest District had the highest annual activity relative to all districts in the past 5 years with **7,424** lots serviced



REPORTING CONSIDERATIONS

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

The City Plan redeveloping growth pattern area comprises the former core, mature, and established The Way We Grow Plan neighbourhoods. The developing area comprises former planned and developing neighbourhoods.

Approved Net New Dwellings: The Zoning Bylaw Renewal Initiative will change the definition of some built form typologies. Future reports will reflect these changes subject to bylaw adoption.

Redeveloping Area Infill: The City of Edmonton monitors dwelling approvals, not completions. Lot splits analysis includes new semi-detached and duplex dwellings built on single and multiple lots, redeveloped existing lots and never-before developed existing lots.

Growth monitoring products monitor secondary suites that meet the minimum criteria described by the Secondary Suite Design Guide. The 2022 report does not count secondary suites as separate units within row house developments, whereas the 2021 Redeveloping Area Infill Report counted secondary suites within row house developments as part of the total number of units. As a result, Figure 4 in the 2021 report and Figure 3 in the 2022 report are not comparable.

Both aforementioned reports identify top neighbourhoods to highlight areas of concentrated development.

References to building permit activity in these reports

support urban growth analysis. This is different from weekly, monthly, or quarterly [building permit](#) reporting and summaries meant to highlight activities volumes.

Low Density Residential Lot Absorption and Supply and Low Density Residential Lot Servicing: These reports focus on developing area neighbourhoods (including those with repealed plans) to support monitoring and reporting low density residential (LDR) lot absorption and supply. The analysis is anticipated to support monitoring residential development for the forthcoming developing area substantial completion standard.

If lot registration applications were submitted in a different year than approved, this could affect how the units are counted in the analysis.

As of the 2022 report, LDR lot absorption data now includes lots in Direct Development Control Provision (DC1) and Site Specific Development Control Provision (DC2) zones to support the implementation of the Growth Management Framework and inform long-term lot absorption and supply forecasting. In order to capture the previously absorbed LDR lots in DC zones, the 2015 Lot Registration report was used as the baseline in addition to the number of LDR lots absorbed in DC zones between 2016 to 2022. This analysis process will be conducted annually.