

APPROVED NET NEW DWELLINGS



2022 ANNUAL REPORT

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

This report examines the data for approved net new dwellings across Edmonton. Monitoring is based on building permit data, building form density and The City Plan geographies. Monitoring and reporting on residential building permit activity supports The City Plan's strategic measure related to housing growth distribution in the developing and redeveloping areas. Building demolitions are included in this analysis to evaluate net dwelling counts.

DEVELOPING AND REDEVELOPING AREAS

In 2022, 12,217 net new dwellings were approved city-wide, a 21 per cent increase from the over 10,100 dwellings approved in 2021. In the redeveloping area, 4,185 net new dwellings were approved and 8,032 net new dwellings were approved in the developing area (Figure 1). Over the past five years, about 50,740 net new dwellings have been approved in Edmonton – an annual average of 10,150 net new dwelling units. In the two years (2021 and 2022) since The City Plan was approved, about 22,320 net new dwellings have been approved.

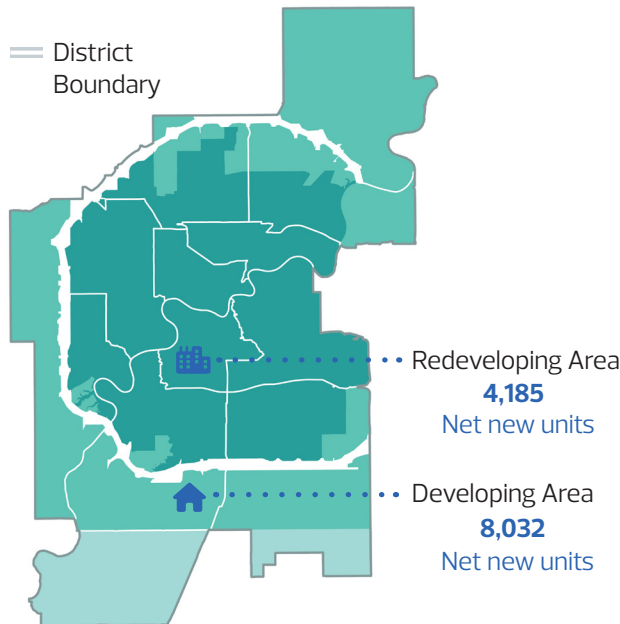


Figure 1. Distribution of Net New Dwellings, Developing/Redeveloping Areas (2022)

DID YOU KNOW?

The redeveloping area includes what was formerly known as the Core, Mature and Established areas.

More than one third (34 per cent) of net new dwellings approved in 2022 were redeveloping area infill, with the remainder in the developing area (Figure 2). On average over the past five years, 30 per cent of net new dwellings per year were infill. In the two years since The City Plan approval, 6,636 net new dwellings have been approved in the redeveloping area. The City Plan targets 35 per cent of net new dwellings be built in the redeveloping area by the time the City hits a population of 1.25 million.

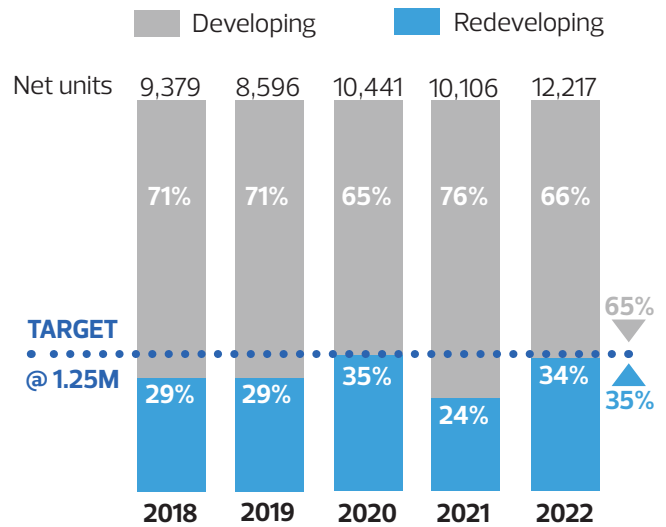


Figure 2. Approved Annual Net New Dwellings, Developing and Redeveloping Areas

The majority of net new dwellings approved in Edmonton in 2022 (66 per cent) were of low density residential form: single detached homes, secondary and garden suites, semi-detached homes and row houses.

Medium density dwellings, including low-rise apartments up to eight storeys and high density dwellings (high-rise apartments greater than eight storeys) accounted for 34 per cent of new dwellings¹.

Approximately 13 per cent of net new dwellings approved in the developing area were medium density. No high density dwellings were approved in the developing area in 2022. In contrast, net new dwellings in the redeveloping area reflected more diversity between low, medium and high densities, with 74 per cent of net new dwellings being medium or high density (Figure 3).

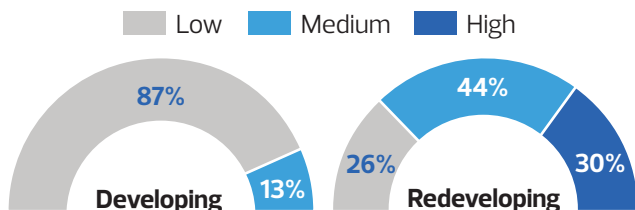


Figure 3. Net New Dwellings by Density Type in Developing and Redeveloping Areas (2022)

NOTE

Dwelling type density definitions changed between the 2022 and 2021 Approved Net New Dwellings Reports. Noted Figure 3 and 2021 Approved Net New Dwellings Report Figure 2 are not directly comparable.

The City Plan indicates more medium and high density homes will be needed to welcome new Edmontonians as we approach two million people. This change in urban form will mean more efficient land use.

DISTRICTS, NODES AND CORRIDORS

The City Plan districts are intended to provide diverse housing options, amenities and services needed to support 15-minute communities. Southwest (2,916 units), West Henday (2,247 units) and Scona (1,478 units) districts contained the highest counts of approved net new dwellings in 2022 (Figure 4). Scona's 2022 inclusion in the top three districts, compared to 2021, reflects the new medium and high density net dwellings approvals in the vicinity of the University of Alberta, Garneau and Whyte Avenue.

In 2022, 64 per cent of net new dwellings in the redeveloping area were approved in nodes and corridors. This exceeds the three-year past average (61 per cent), highlighting increasing development activity in the redeveloping area nodes and corridors. Of the 2,673 net new dwellings approved in the redeveloping area nodes and corridors, 42 per cent were of the high density type.

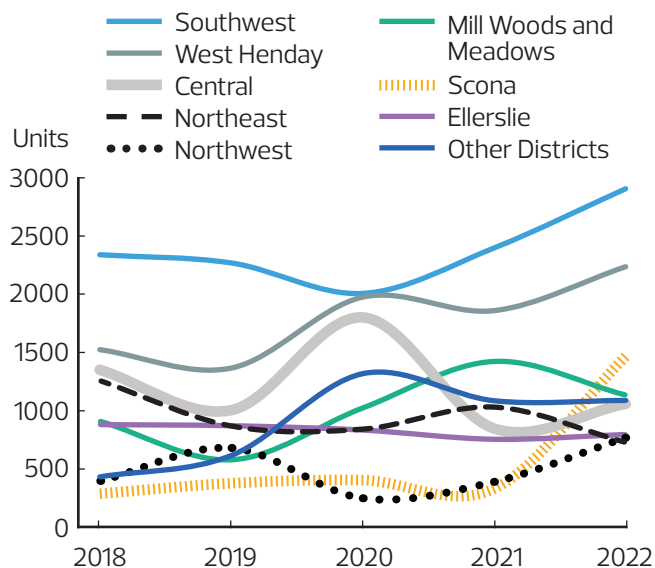


Figure 4. Annual Net New Dwelling Growth by Planning District

NEIGHBOURHOODS

There are 295 residential neighbourhoods (204 redeveloping and 91 developing) in Edmonton. In 2022, the City approved building permits in 287 residential neighbourhoods. Of these, 183 neighbourhoods (64 per cent) experienced a net dwelling gain, 84 neighbourhoods (29 per cent) had no net dwelling change, and 20 neighbourhoods (7 per cent) experienced a net dwelling loss. Demolition and redevelopment on the same site can lead to no net dwelling change. Demolition and redevelopment in different years can lead to a reported net dwelling loss.

The neighbourhoods in the redeveloping area and developing area with the greatest increase in approved net new dwellings in 2022 each saw significant medium and high density development activity. New medium and high density developments support [The City Plan](#) by providing housing opportunities to meet anticipated demand.

Garneau (redeveloping area) and Chappelle (developing area) each comprised about one third (34 per cent and 33 per cent, respectively) of the total approved net new dwellings in each development pattern area. High development activity indicates these neighbourhoods are entering into new lifecycle stages.

In 2022, Chappelle neighbourhood had the highest count of net new dwellings (882 units) in the developing area; Garneau had the highest count (850 units) in the redeveloping area (Table 1).

¹Descriptions are consistent with Edmonton Zoning Bylaw 12800.

Table 1. Top Five Neighbourhoods, Net New Dwellings Added in the Redeveloping and Developing Areas

Neighbourhood	2021	Neighbourhood	2022
Redeveloping Area			
Oliver	472	Garneau	850
Abbottsfield	248	Griesbach	549
Queen Mary Park	166	Oliver	468
Griesbach	141	Downtown	284
Lendrum Place	126	Ermineskin	278
Developing Area			
Maple	619	Chappelle	882
Keswick	509	Keswick	554
Chappelle	488	Glenridding Ravine	457
Secord	455	Secord	453
Glenridding Ravine	431	Laurel	387

In 2022, Garneau was one of the top five neighbourhoods for added dwellings due to three new high-rise apartment developments, representing 58 per cent of the dwellings permitted in Scona district.

Chappelle doubled its number of net new approved dwellings from 2021 to 2022 due to an increase in medium and high density development. In 2021, a significant majority of net new dwellings permitted were detached, semi-detached and row houses. In 2022, two new low-rise apartment developments (83 and 81 units) and more than 200 new row houses were approved.

Over the past five years, Oliver led all redeveloping area neighbourhoods with 1,918 cumulative net new dwellings gains. Other redeveloping area neighbourhoods with notable approved net new dwellings included Blatchford, Griesbach, Ermineskin (including the Century Park transit-adjacent redevelopment), Westmount, McKernan, Downtown, Queen Mary Park, Abbottsfield, Windsor Park and Strathcona. These neighbourhoods had about the same number of approved units compared to top developing area neighbourhoods, exemplifying increasing infill development in the redeveloping area.

Within the same five-year period, Chappelle led all developing area neighbourhoods with 2,510 net new dwellings gains. Other developing area neighbourhoods with notable approved net new dwellings gains included Keswick (2,309 units), Secord (2,215 units) and Laurel (1,836 units), highlighting strong new dwelling growth in the developing area.