

NET RESIDENTIAL DENSITY

REDEVELOPING & DEVELOPING AREAS

Edmonton

2023 ANNUAL REPORT

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

Net residential density refers to the spatial concentration of dwellings within a specified area. This report uses two methods of calculating net residential density¹ to describe density and density trends in the city as of the end of 2023:

Total Net Residential Density examines all dwelling units within a specified area. This measure provides an understanding of how the residential density of that area has changed and where it is concentrated. It is calculated by dividing the total number of dwelling units in a specified area by the net residential land area² that has been developed.

Average Annual New-Build Net Residential Density only examines the density of the new dwelling units built in a given year. This measure provides an understanding of how the density of new residential parcels changes over time. It is calculated by dividing the total number of new dwelling units on a newly developed parcel by the area of the parcel, for all newly developed parcels in a given year, and taking the average for all newly developed parcels.

Both measures assign dwelling units to the year of construction of the primary dwelling^{3,4}. The result is a summary of the land use density patterns across the developing and redeveloping area, planning districts and designated nodes and corridors. Analysis shows that overall density is increasing, which is attributable to decreasing parcel sizes over time as well as the transition of low density and row house developments to more dense

forms. This is especially noticeable in the developing area where increasing density of low density residential (LDR) development is the dominating factor. In the redeveloping area, an increase in the number of medium density residential (MDR) developments had the most noticeable impact on density.

REDEVELOPING AREA

The redeveloping area, which includes neighbourhoods that have undergone their initial development lifecycle, is generally defined as the lands within Anthony Henday Drive. Figure 1 shows the total net residential density of the redeveloping area. As of 2023, the total net residential density of the redeveloping area is 32 dwelling units per net residential hectare (du/nrha). This measure has gradually increased over the past 20 years. This steady increase in net residential density reflects the City's strategic long-term focus on efficient land use through targeted redevelopment and supportive policies to shift Edmonton's urban growth pattern to The City Plan vision.

The recent impacts are largely due to MDR developments and to a smaller degree, high density residential (HDR) developments. Despite the substantial annual addition of residential units in the redeveloping area, the overall changes in density have been relatively modest due to the large residential land base (the denominator in the calculation).

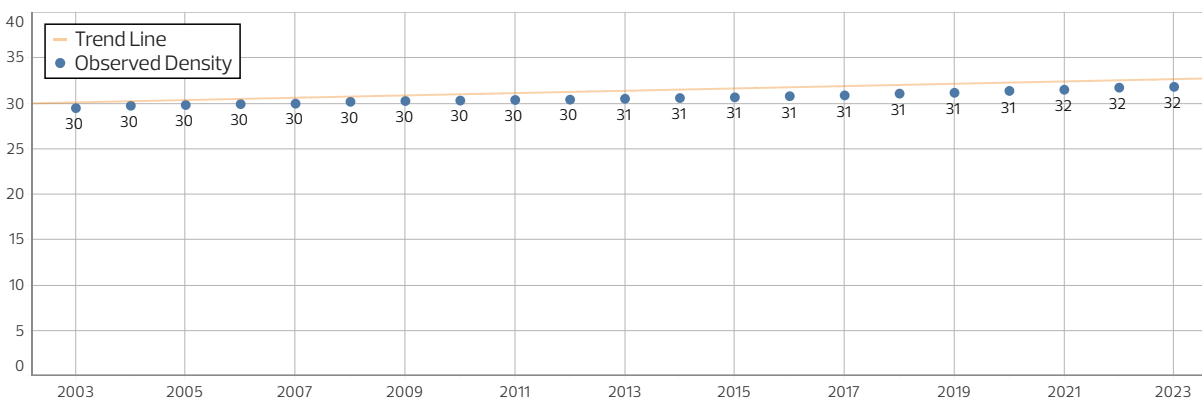


Figure 1. Redeveloping Area – Total Net Residential Density (du/nrha)

¹Analysis considers four categories: 1.) low density residential (LDR) comprised of single and semi-detached units, 2.) row housing, 3.) medium density residential (MDR) comprised of low-rise apartments, and 4.) high density residential (HDR) comprised of mid-rise and high-rise apartments.

²Net residential land area excludes rural residential parcels as well as parcels with non-residential land uses such as open spaces, road right-of-ways, commercial and institutional uses and undeveloped land.

³Information regarding dwelling unit counts and built year, lot size and land use type are taken from corporate datasets (land use, property information and civic addressing). Planned density statistics are sourced from up-to-date Neighbourhood Structure Plans (NSPs) and Neighbourhood Area Structure Plans (NASPs), and select Area Structure Plans (ASPs).

⁴Due to the data structure, secondary and garden suites that are added onto existing developed parcels are accounted for in the original year of construction of the parcel and not the year the secondary or garden suite was added. Therefore, this report should not be used to comment on the timing of the impact of secondary and garden suites on density.

Figure 2 provides the total net residential density of the planning districts located predominantly in the redeveloping area. Between 2022 and 2023, there was a slight increase in net residential density across the majority of districts, with the most notable increase observed in the Central District, which has the highest net residential density of any district in Edmonton, at 83 du/nrha. In 2022, the total net residential density of the Central District was 77 du/nrha.

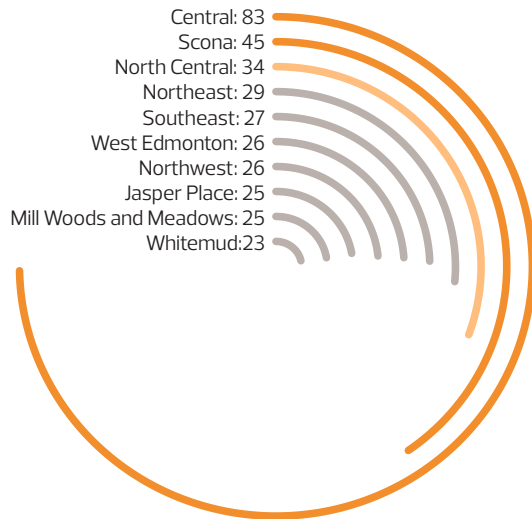


Figure 2. Redeveloping Area - Total Net Residential Density by Planning District⁵ (du/nrha) in 2023

Nodes and corridors (Map 1 and Figure 3) feature higher density, supporting diverse housing types and employment opportunities. Nodes and corridors are where people interact and move in an accessible, safe, attractive and comfortable built environment, supported by robust transit services. Concentrated development in nodes and along corridors will play a major role in implementing District Plans. Figure 3 depicts the total net residential density of nodes and corridors in the redeveloping area. Major nodes had a median density of 68 du/nrha, ranging between 42 and 168 du/nrha. The University-Garneau major node is an outlier with a total net residential density of 168 du/nrha.

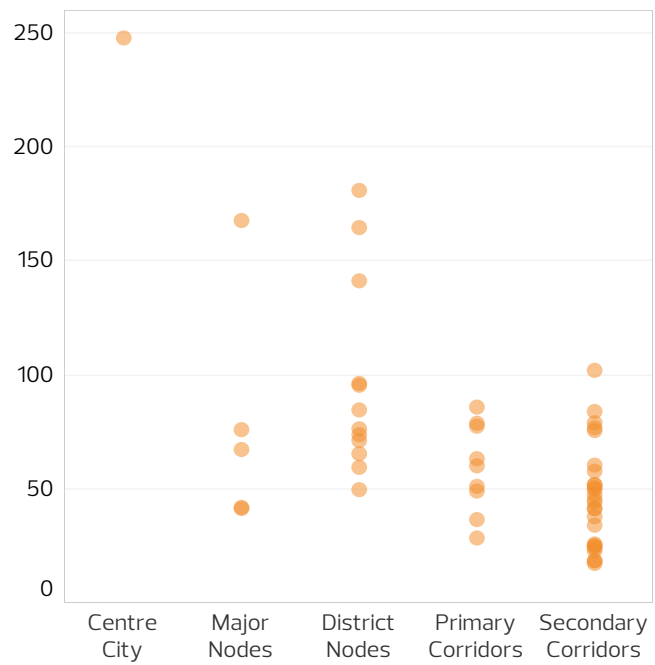


Figure 3. Redeveloping Area - Total Net Residential Density of Nodes & Corridors (du/nrha) in 2023

Smaller district nodes had a median density of 81 du/nrha, ranging between 50 and 181 du/nrha. The Centre City node is unique, with a density of 248 du/nrha, continuing to be the most dense area of the City.

Figure 4 shows the average annual new-build net residential density of the redeveloping area. The average net residential density of all parcels developed in the redeveloping area in 2023 was 56 du/nrha⁶. This reflects the impact of MDR and HDR developments on this measure, in contrast to their more limited impact on the total net residential density. MDR and HDR are more prevalent in the Central and Scona planning districts as well as in nodes and corridors throughout the redeveloping area.

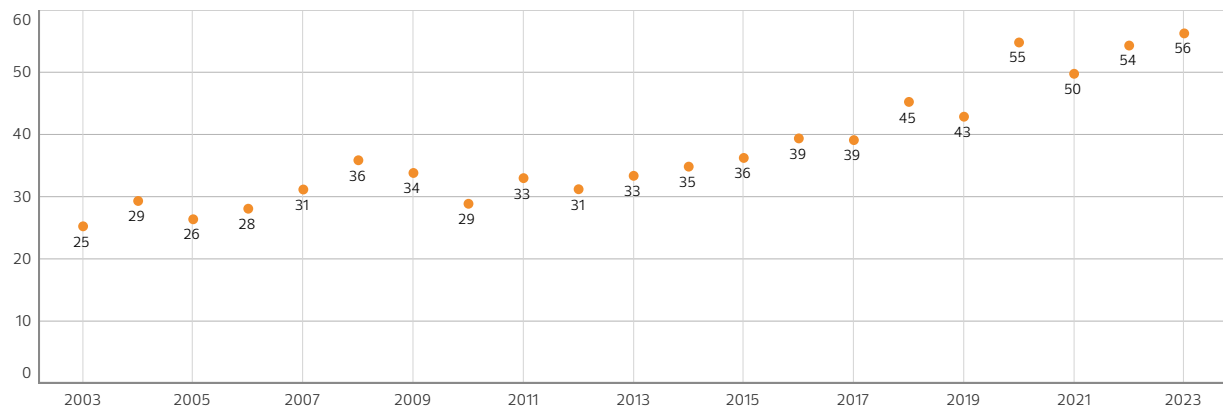


Figure 4. Redeveloping Area - Average Annual New-Build Net Residential Density (du/nrha)

⁵Although West Edmonton, Whitemud, Northwest, Northeast, Mill Woods and Meadows planning districts include developing area parcels, only parcels within the redeveloping area have been included in this analysis.

⁶Significantly fewer parcels are developed annually in the redeveloping area compared to the developing area (for example, in 2023, 446 parcels were developed in the redeveloping area while 2,787 parcels were developed in the developing area). As such, the sample size for this measure is relatively lower than that of the developing area and should not be used as a direct comparison.

DEVELOPING AREA

The developing area is primarily located outside Anthony Henday Drive, but does not include the future growth area (south of 41st Avenue SW).

Figure 5 shows the planned densities of all developing area neighbourhoods that have an NSP, NASP or ASP currently in effect. The planned densities⁷ for developing area neighbourhoods meet or exceed the Edmonton Metropolitan Region Board (EMRB) greenfield density targets that were in effect when the plans were approved⁸. Older NSPs typically have lower planned residential densities, while more recent NSPs have planned densities greater than 35 du/nrha. These recent NSPs contain a more diverse range of dwelling types, reflecting the regional and municipal land use policy changes that have occurred since 2010⁹.

Figure 6 shows the total net residential density of the developing area. As of 2023, the net residential density of

the developing area is 32 dwelling units per net residential hectare (du/nrha). Most dwellings in this area continue to be LDR, and the density of LDR significantly impacts the overall density of the developing area. MDR has also contributed to total net residential density in the area over the past 20 years. However, the number of new MDR parcels developed each year has declined since peaking from 2011 – 2016. HDR developments are not common in the developing area, and as such have less influence on the total net residential density.

Another factor that impacts neighbourhood density is its stage of development. New neighbourhoods tend to have low densities because single detached homes are typically developed first. Medium and high density residential developments typically come after LDR development is complete. Due to ongoing and overlapping development phasing in the developing area, Figure 6 should not be used to extrapolate future density trends in the developing areas.

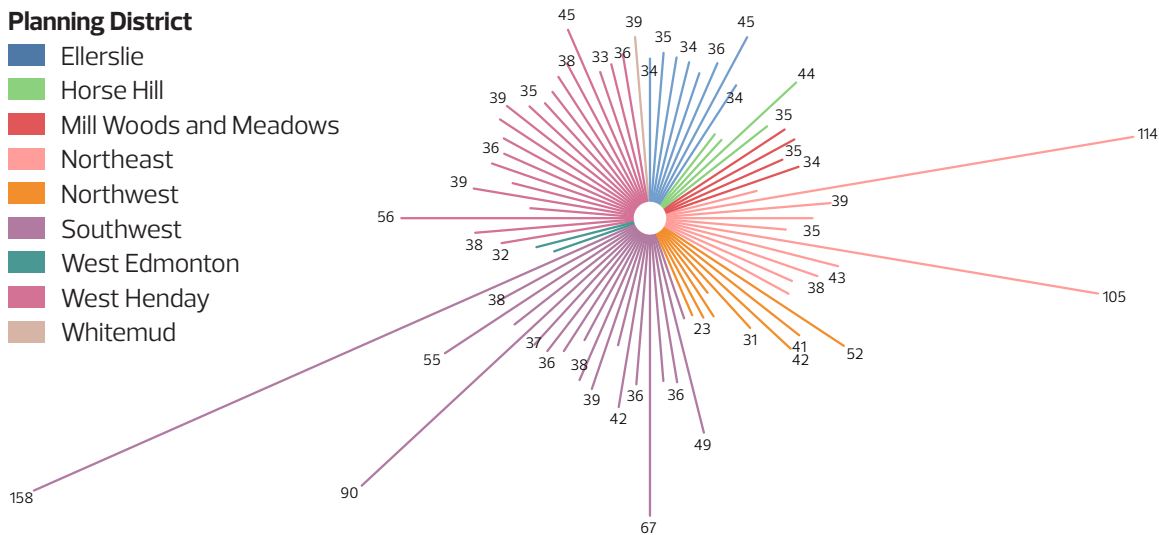


Figure 5. Developing Area - Planned Net Residential Density by Neighbourhood and Planning District (du/nrha) for Neighbourhoods with NASPs or NSPs Currently in Effect

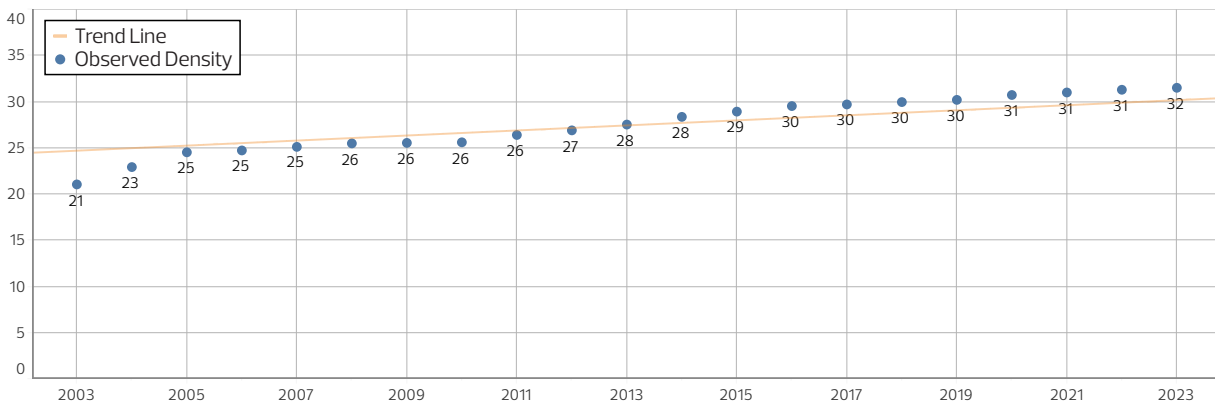


Figure 6. Developing Area - Total Net Residential Density (du/nrha)

⁷Planned densities refer to net residential density of a specified area in its applicable statutory plan.

⁸EMRB Greenfield Density targets of 45 du/nrha came into effect in 2017. According to the Regional Evaluation Framework, they only apply to areas where there were no approved statutory plans in effect at the time the density target was adopted. As such, the target of 45 du/nrha only applies to areas under Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan and the Future Growth Area.

⁹As of December 2023, there were 86 residential neighbourhoods in the developing area that were in the developing stage. In addition, there were 10 neighbourhoods proposed within five ASPs. Of the 86 neighbourhoods, 71 neighbourhoods have NASPs or NSPs in effect (the balance have been repealed). Of those 71 NASPs or NSPs in effect, 48 were approved in or before 2010.

Figure 7 shows the average annual new-build net residential density of the developing area. The average net residential density of all parcels developed in the developing area in 2023 was 41 du/nrha. As in the redeveloping area, on average, more recent developments are denser than the past developments. In the developing area, the trend of increasing density is mainly driven by two factors: changing designs and changing building type.

1. **Changing design:** Reduced lot sizes for LDR development have resulted in smaller lots and potentially more homes being built on the same amount of land. The implementation of Zoning Bylaw 20001 (effective January 1, 2024) may further increase built density, with more multi-unit dwellings permitted on lots planned for LDR.

2. **Changing building type:** Higher occurrence of row housing has resulted in more parcels that are denser than typical LDR parcels. In particular, the shift to higher density row housing, such as street-oriented row housing, is contributing to increased annual new-build net residential density in the developing area.

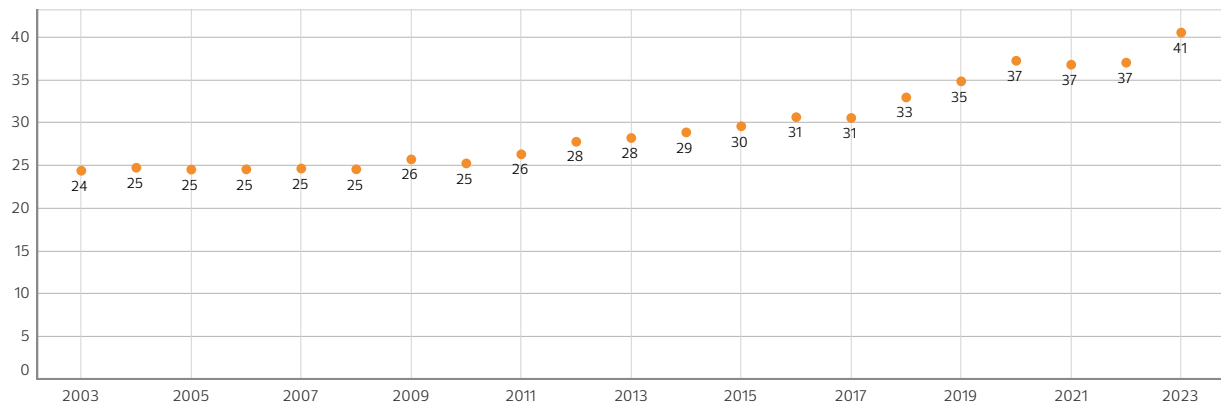
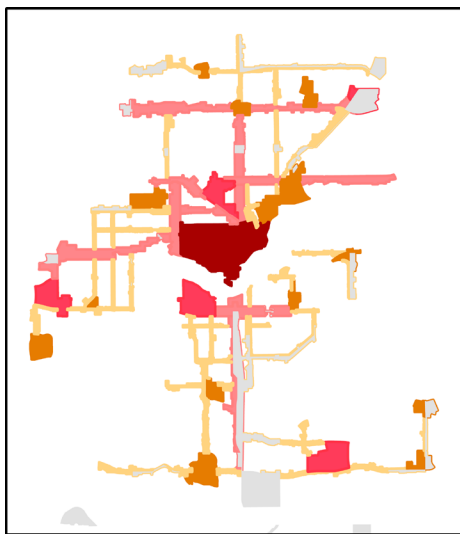


Figure 7. Developing Area - Average Annual New-Build Net Residential Density (du/nrha)

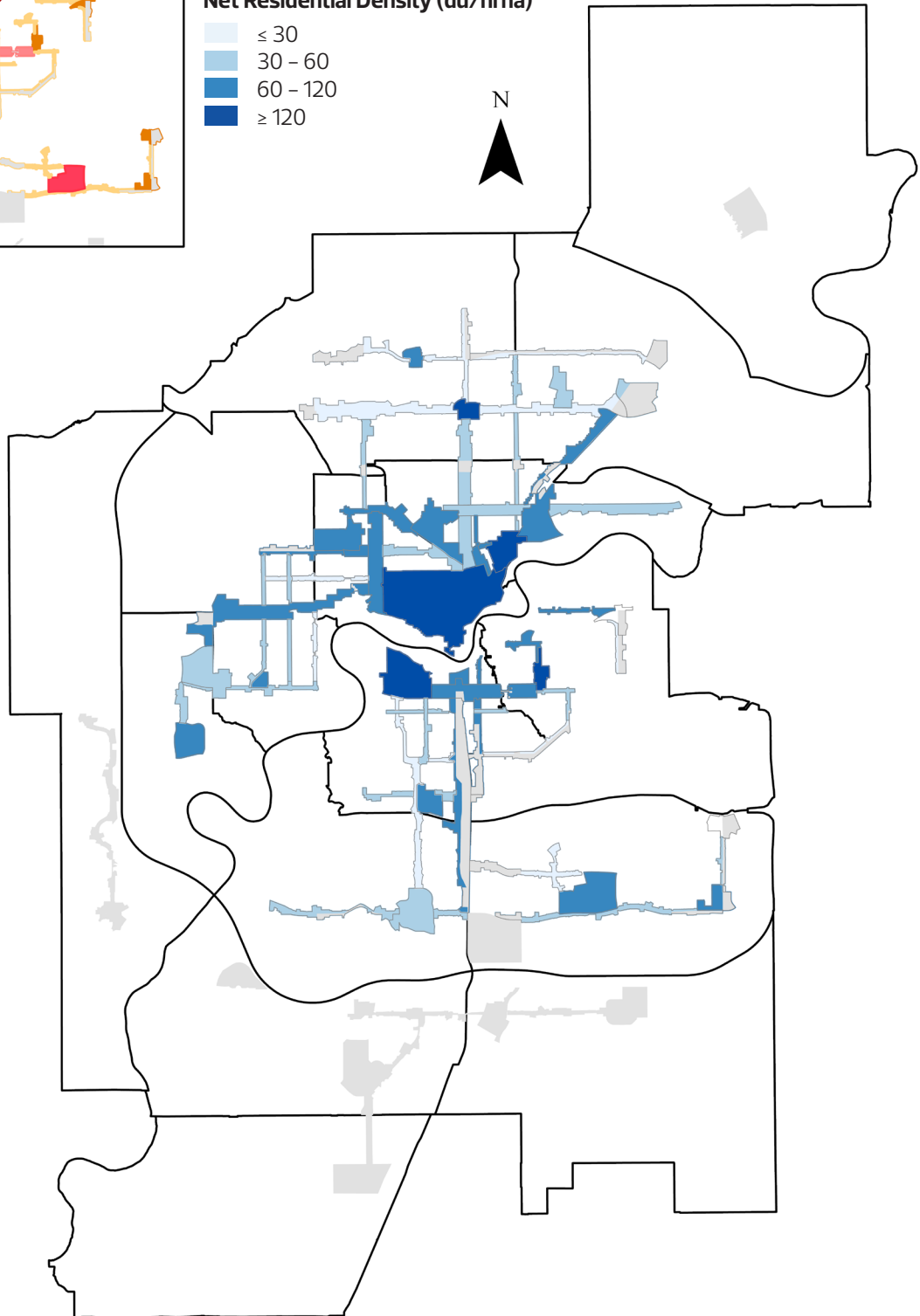


Node/ Corridor Boundary

- Centre City
- Major Node
- District Node
- Primary Corridor
- Secondary Corridor
- Node/ Corridor Outside Redeveloping Area

Net Residential Density (du/nrha)

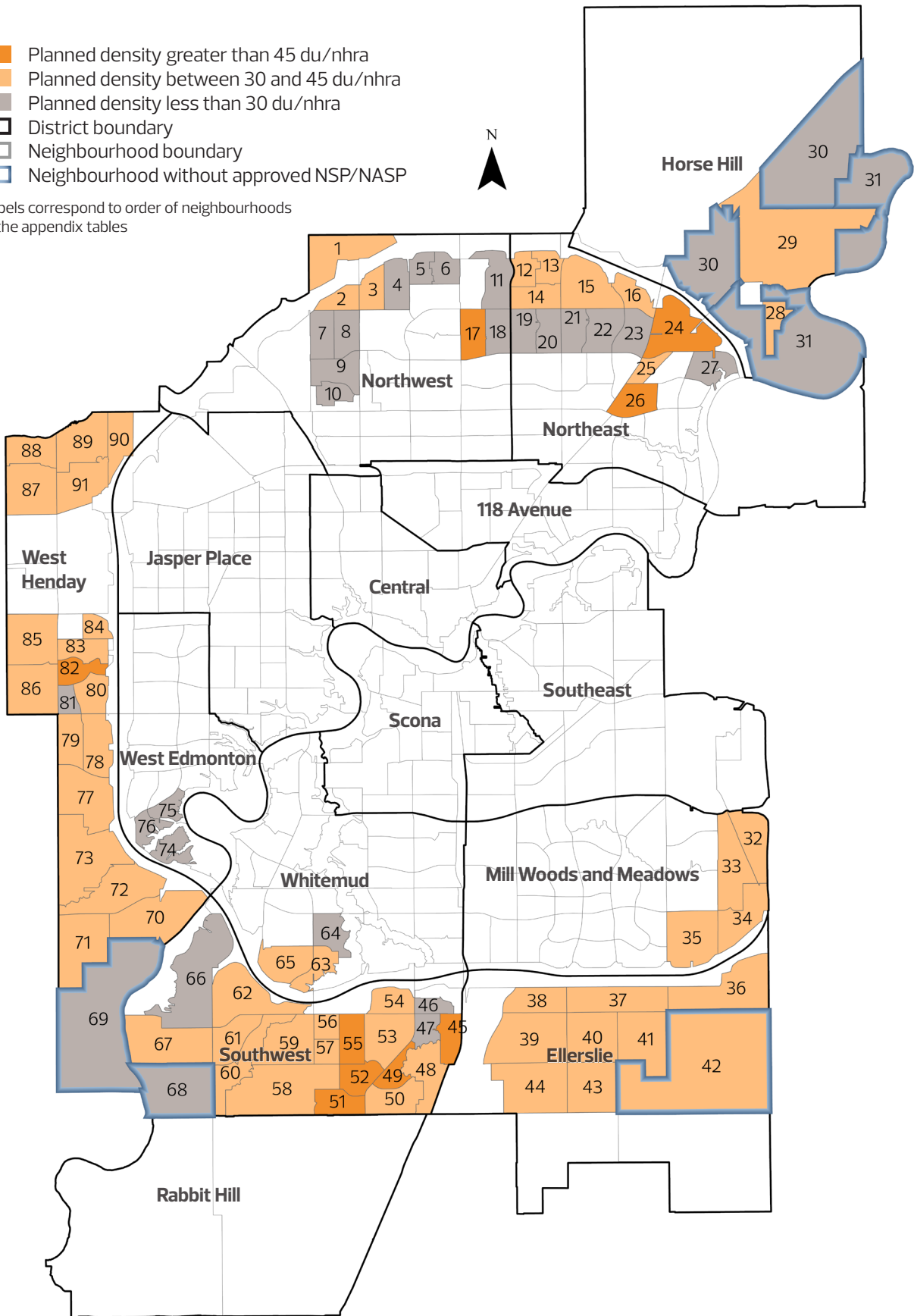
- ≤ 30
- 30 – 60
- 60 – 120
- ≥ 120



Map 1. Net Residential Density of Redeveloping Area Nodes and Corridors

- Planned density greater than 45 du/nhra
- Planned density between 30 and 45 du/nhra
- Planned density less than 30 du/nhra
- District boundary
- Neighbourhood boundary
- Neighbourhood without approved NSP/NASP

Labels correspond to order of neighbourhoods in the appendix tables



Map 2. Planned Net Residential Density of Developing Area Neighbourhoods

APPENDIX 1. PLANNED NET RESIDENTIAL AND TOTAL NET RESIDENTIAL DENSITY SUMMARY¹⁰

ID	Name	Per Statutory Plans			Per City of Edmonton's Land Use, Property Information and Civic Addressing Databases	
		Planned Units	Planned Residential Land (ha)	Planned Density (du/nhra)	Total Built Net Residential Land (nrha)	Total Net Residential Density (du/nrha)
1	Goodridge Corners	3,385	81	42	0	0
2	Albany	599	15	41	15	50
3	Rapperswill	1,500	48	31	40	28
4	Canossa	1,596	87	18	42	25
5	Chambery*	1,052	44	24	43	24
6	Elsinore*	1,553	52	30	47	22
7	Carlton	1,619	77	21	70	26
8	Oxford*	1,251	59	21	64	24
9	Cumberland*	1,902	87	22	81	27
10	Hudson	839	37	23	34	27
11	Klarvatten	2,232	94	24	84	25
12	Crystallina Nera West	2,223	58	38	46	43
13	Crystallina Nera East	1,262	36	35	6	37
14	Schonsee	2,717	69	39	59	36
15	McConachie	4,658	141	33	122	37
16	Cy Becker	1,903	56	34	42	30
17	Eaux Claires	2,767	54	52	41	36
18	Belle Rive*	1,250	66	19	62	21
19	Mayliewan*	1,425	71	20	71	18
20	Ozerna*	1,468	73	20	70	20
21	Matt Berry*	1,446	72	20	63	21
22	Hollick-Kenyon	1,935	87	22	80	28
23	Brintnell*	2,096	71	30	75	29
24	Gorman	4,693	45	105	0	0
25	Ebbers	705	17	43	16	35
26	Clareview Town Centre	4,758	42	114	26	70
27	Fraser	2,016	70	29	68	26
28	Horse Hill Neighbourhood 1A	1,331	42	32	32	6
29	Marquis	13,074	300	44	2	36
30	Rural North East Horse Hill‡	15,599	735	21	0	0
31	Rural North East Sturgeon‡					
32	Maple	2,627	74	35	62	41
33	Tamarack	3,646	106	35	68	45
34	Aster	3,530	105	34	13	40
35	Laurel	5,278	173	31	151	37

* Planned developing area neighbourhoods with repealed NSP/NASP

‡ Areas with ASPs but without approved NSP/NASP

¹⁰Residential land and density statistics have been rounded to the nearest whole number after calculation.

**APPENDIX 1. PLANNED NET RESIDENTIAL AND TOTAL NET RESIDENTIAL DENSITY SUMMARY
(CONTINUED)**

ID	Name	Per Statutory Plans			Per City of Edmonton's Land Use, Property Information and Civic Addressing Databases	
		Planned Units	Planned Residential Land (ha)	Planned Density (du/nhra)	Total Built Net Residential Land (nrha)	Total Net Residential Density (du/nrha)
36	Alces	4,071	113	36	0	0
37	Charlesworth	3,495	99	35	90	36
38	Ellerslie	2,269	67	34	63	33
39	Summerside*	6,168	204	30	203	29
40	Walker	5,423	157	35	138	36
41	Meltwater	4,894	109	45	0	0
42	Decoteau‡	20,584	611	34	0	0
43	Mattson	4,364	128	34	0	0
44	The Orchards At Ellerslie	6,606	204	32	89	36
45	Cashman	360	4	90	1	13
46	Richford	693	33	21	14	27
47	Blackmud Creek*	789	31	25	43	25
48	Cavanagh	2,112	59	36	41	30
49	Callaghan	2,678	55	49	49	38
50	Allard	3,616	97	37	88	36
51	Desrochers Area	2,739	50	55	33	37
52	Heritage Valley Town Centre	7,463	47	158	9	130
53	Rutherford	5,380	144	38	135	38
54	Macewan*	1,959	65	30	64	42
55	Heritage Valley Area	1,998	30	67	0	0
56	Graydon Hill	558	16	35	15	35
57	Paisley	1,305	37	36	27	38
58	Chappelle	8,342	234	36	151	39
59	Hays Ridge Area	2,422	62	39	22	17
60	Glenridding Ravine	3,958	95	42	45	32
61	Glenridding Heights	2,210	60	37	55	32
62	Ambleside	3,971	105	38	74	39
63	Mactaggart	2,248	57	39	54	30
64	Magrath Heights*	1,987	71	28	72	22
65	South Terwillegar*	4,516	108	42	109	36
66	Windermere	6,073	210	29	198	26
67	Keswick	6,510	193	34	101	31
68	Windermere Area / Kendal ‡	4,744	175	27	0	0
69	Riverview Area‡	7,344	245	30	0	0
70	River's Edge	4,927	140	35	5	37

* Planned developing area neighbourhoods with repealed NSP/NASP

‡ Areas with ASPs but without approved NSP/NASP

**APPENDIX 1. PLANNED NET RESIDENTIAL AND TOTAL NET RESIDENTIAL DENSITY SUMMARY
(CONTINUED)**

ID	Name	Per Statutory Plans			Per City of Edmonton's Land Use, Property Information and Civic Addressing Databases	
		Planned Units	Planned Residential Land (ha)	Planned Density (du/nhra)	Total Built Net Residential Land (nrha)	Total Net Residential Density (du/nrha)
71	Stillwater	5,301	147	36	15	42
72	The Uplands	4,836	108	45	30	33
73	Edgemont	6,876	191	36	84	34
74	Cameron Heights	1,365	57	24	53	20
75	Donsdale	769	38	20	32	19
76	Wedgewood Heights*	528	36	15	35	14
77	The Hamptons	6,022	159	38	153	32
78	Glastonbury	3,576	92	39	90	32
79	Granville	2,057	60	34	38	27
80	Potter Greens	1,445	43	34	37	16
81	Breckenridge Greens	715	29	25	29	26
82	Suder Greens	3,121	56	56	43	28
83	Webber Greens	1,353	42	32	42	28
84	Stewart Greens	1,295	34	38	15	31
85	Secord	5,838	150	39	116	36
86	Rosenthal	5,230	146	36	73	38
87	Kinglet Gardens	2,619	80	33	12	35
88	Hawks Ridge	2,220	66	34	20	27
89	Trumpeter Area	2,892	81	36	42	28
90	Starling	1,934	58	33	30	26
91	Pintail Landing	1,847	47	39	0	0

* Planned developing area neighbourhoods with repealed NSP/NASP