

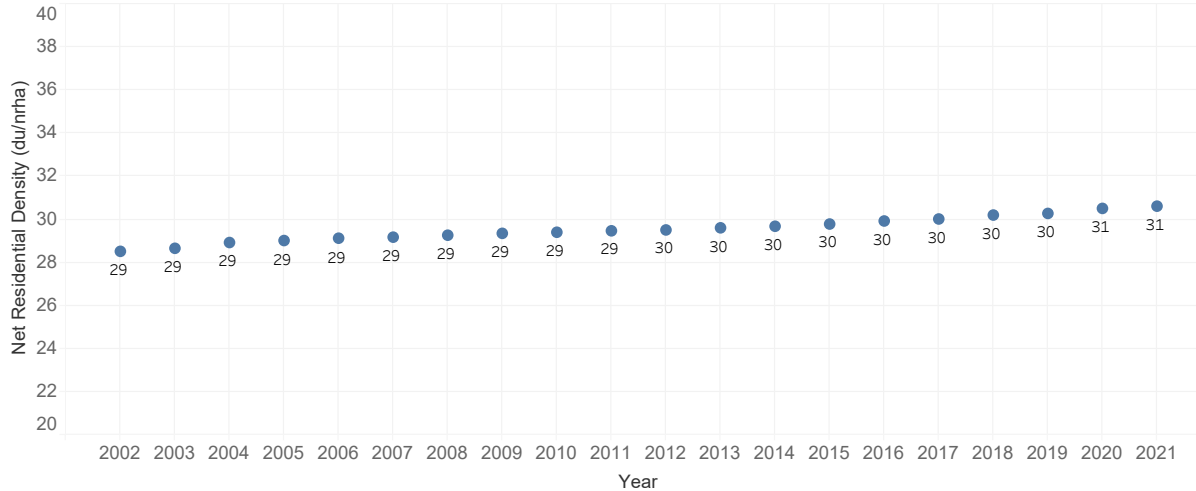
# REDEVELOPING AREA NET RESIDENTIAL DENSITY

## 2021 ANNUAL REPORT

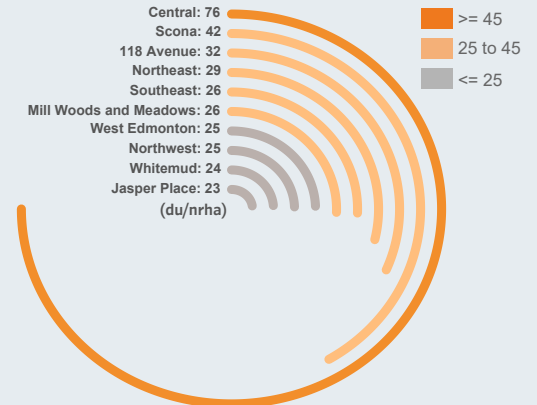
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Average Residential Density of the Redeveloping Area



Average Net Residential Density by Planning District



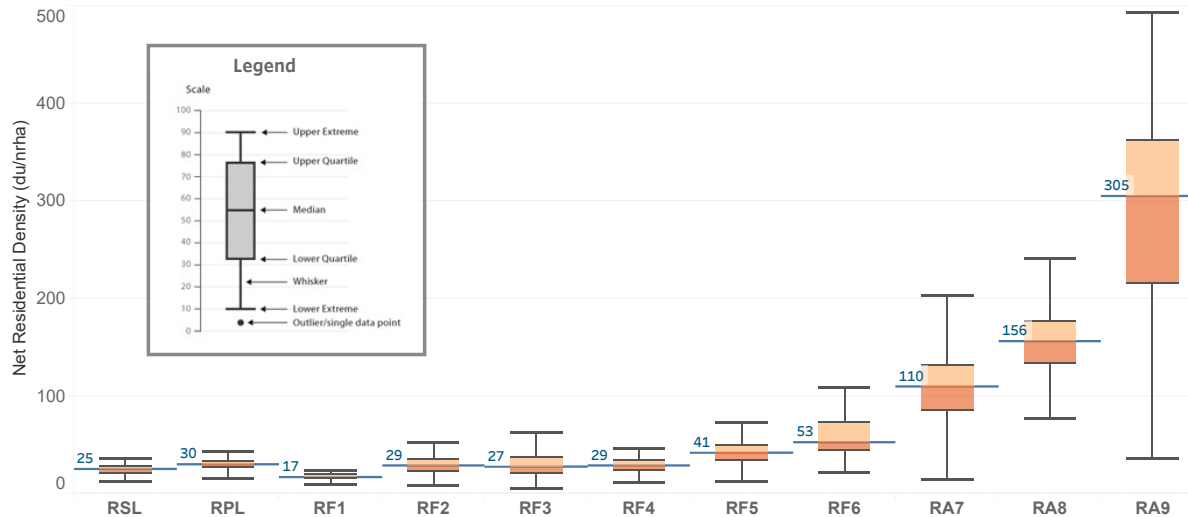
**Redeveloping Area** includes already established residential and non-residential areas that have gone through their first development lifecycle and are positioned for ongoing adaptation in the future. This area is generally defined as encompassing lands located within Anthony Henday Drive (AHD) and will be supported by concentrated development in nodes and along corridors (strategic hubs and streets for living, working and moving), as outlined in The City Plan (page 140).

**Average Net Residential Density** refers to the spatial concentration of dwelling units in an area. It is calculated by dividing the total number of residential dwelling units by the total amount of net residential land. Net residential land excludes non-residential areas such as open spaces and road right-of-ways.

In 2021, the average net residential density in the redeveloping area of the city was 31 dwelling units per net residential hectare (du/nrha). The average net residential densities of planning districts located primarily within AHD range from 23 du/nrha to 76 du/nrha. The Central district has the highest net residential density with 76 du/nrha.

The median net residential density ranges from around 20 du/nrha in Single Detached Residential Zones (RF1) to over 250 du/nrha in High-Rise Apartment Zones (RA9) in the redeveloping area of the city. The median net residential densities of 25 du/nrha in Planned Lot Residential Zones (RPL) and 30 du/nrha in Residential Small Lot Zones (RSL) are higher than RF1 (19 du/nrha).

Density by Zones (Edmonton Zoning Bylaw 12800)



\*This report was prepared by the Urban Growth Unit (Planning and Environment Services) as part of the 2021 Growth Monitoring Report. The dwelling unit, built year, lot size, and land use type information are taken from tax assessments, civic addressing and building permits corporate datasets.

Detailed information on neighbourhood densities can be accessed through [edmonton.ca/growthanalysis](http://edmonton.ca/growthanalysis).

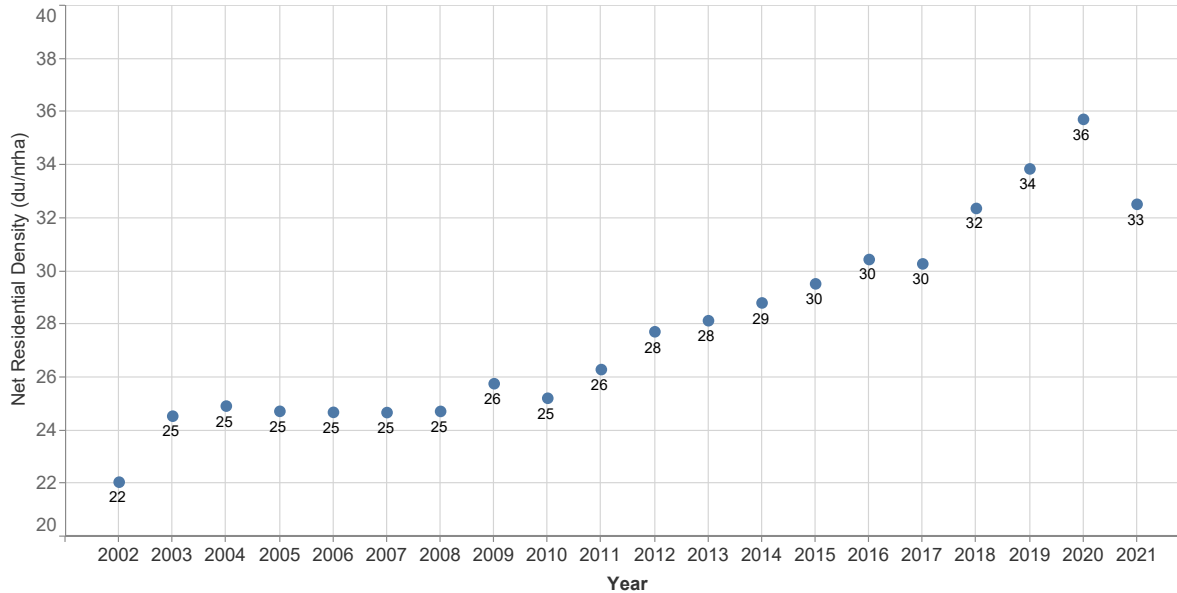
# DEVELOPING AREA NET RESIDENTIAL DENSITY

## 2021 ANNUAL REPORT

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Annual Built Net Residential Density



As of December 2021, 10 neighbourhoods are in the planning stage (no approved Neighbourhood Structure Plan) and 93 residential neighbourhoods are categorized as developing in Edmonton. Of the 70 neighbourhoods currently under development, 16 neighbourhoods with 95 to 100 per cent of the single family and semi-detached (low density) residential lots are registered. Of the 16 neighbourhoods with 95 to 100 per cent low density lot registration, 13 neighbourhoods have repealed Neighbourhood Structure Plans (NSPs).

Of the 70 developing neighbourhoods, 55 have NSPs approved before 2010. 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 balanced range of dwelling types, reflecting the regional and municipal land use policy changes during this period.

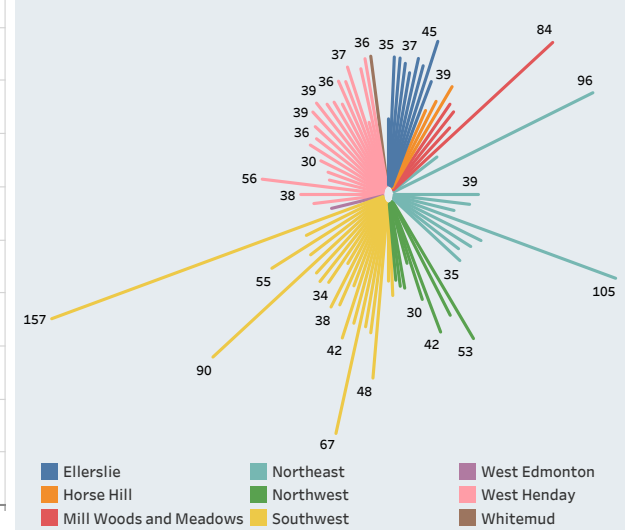
The planned densities for developing area neighbourhoods meet or exceed the Edmonton Metropolitan Region Board (EMRB) density targets that were in effect when they were approved. Some neighbourhoods like Heritage Valley Town Centre and Cashman in the Southwest district and Clareview Town Centre in the Northeast district have density targets higher than 90 du/nrha. In general, developing neighbourhoods in the Southwest district have higher planned densities than other districts.

The annual built residential density has been increasing continuously over the past 10 years from 26 du/nrha in 2009 to 35 du/nrha in 2020. A setback in 2021 (33 du/nrha) was attributed to increased demand for low density dwelling unit development with the onset of the COVID-19 pandemic\*.

\*See CHBA Housing Market Index Q1 2022 updates.

\*\*This report was prepared by the Urban Growth Unit (Planning and Environment Services) as part of the 2021 Growth Monitoring Report. The dwelling unit, built year, lot size, and land use type information are taken from tax assessments, civic addressing and building permits corporate datasets.

Neighbourhood Planned Net Residential Density (by district) (du/nrha)



**Developing Area** includes new residential and non-residential growth opportunities within Edmonton's current boundary. This area is located primarily outside Anthony Henday Drive but does not include the future growth area (lands south of 41st Avenue SW).

**Planned Net Residential Density** refers to the spatial concentration of planned dwelling units in an area designated for residential purposes. It is calculated by dividing the total number of residential dwelling units by the total amount of net residential land. Net residential land excludes non-residential areas such as open spaces and road right-of-ways.

New neighbourhoods on the outer boundaries of the city may initially have low dwelling unit densities because development is in its early stages and single detached homes tend to be developed first. As the neighbourhood approaches completion, the built densities approach the planned densities and may even exceed them in some areas.

**Annual Built Net Residential Density** reports on the current year built dwelling unit density. It is calculated by dividing the current year built dwelling units by the total net residential land developed annually. The annual built net residential density reflects the development trend and housing supply composition in the developing area of the city.

# DEVELOPING AREA NET RESIDENTIAL DENSITY

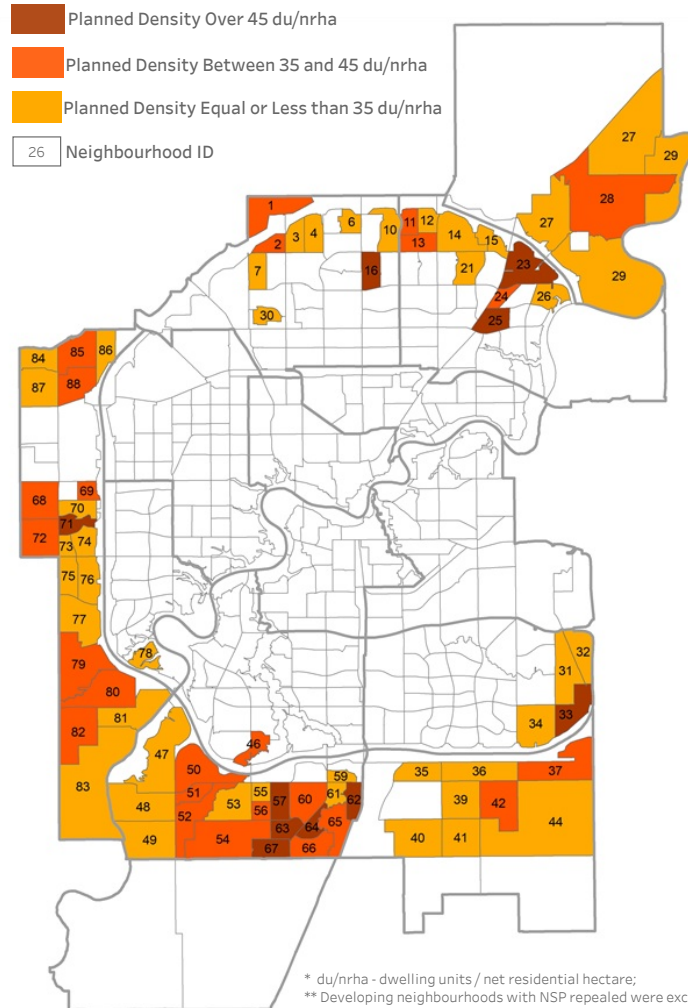
2021 ANNUAL REPORT (UPDATED, JULY 2023)

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ID	Neighbourhood	Planned Density	Density 2021
1	GOODRIDGE CORNERS	42	0
2	ALBANY	41	49
3	RAPPERSWILL	30	28
4	CANOSSA	18	25
7	CARLTON	21	26
10	KLARVATTEN	24	25
11	CRYSTALLINA NERA WEST	38	38
12	CRYSTALLINA NERA EAST	35	35
13	SCHONSEE	39	36
14	MCCONACHIE	33	36
15	CY BECKER	35	31
16	EAUX CLAIRES	53	36
21	HOLLICK-KENYON	22	28
23	GORMAN	105	0
24	EBBERS	42	31
25	CLAREVIEW TOWN CENTRE	96	78
26	FRASER	28	26
27	RURAL NORTH EAST HORSE HILL	26	0
28	MARQUIS	39	0
29	RURAL NORTH EAST	31	0
30	HUDSON	23	27
31	TAMARACK	35	40
32	MAPLE	35	41
33	ASTER	34	36
34	LAUREL	31	35
35	ELLERSLIE	18	33
36	CHARLESWORTH	35	35
37	DECOTEAU NORTH	36	0
39	WALKER	35	35
40	THE ORCHARDS AT ELLERSLIE	32	35
41	MATTSON	34	0
42	MELTWATER	45	0
44	DECOTEAU	34	0
46	MACTAGGART	36	26
47	WINDERMERE	24	26
48	KESWICK	34	29
49	WINDERMERE AREA	27	0
50	AMBLESIDE	38	40
51	GLENRIDDING HEIGHTS	37	31

## Planned Net Residential Density



\* du/nrha - dwelling units / net residential hectare;  
 \*\* Developing neighbourhoods with NSP repealed were excluded from the map and list.

ID	Neighbourhood	Planned Density	Density 2021
52	GLENRIDDING RAVINE	42	30
53	HAYS RIDGE AREA	35	16
54	CHAPPELLE AREA	36	35
55	GRAYDON HILL	35	34
56	PAISLEY	36	35
57	HERITAGE VALLEY AREA	67	0
59	RICHFORD	21	27
60	RUTHERFORD	37	35
61	BLACKMUD CREEK	25	25
62	CASHMAN	90	0
63	HERITAGE VALLEY TOWN CENTRE	157	147
64	CALLAGHAN	48	33
65	CAVANAGH	37	29
66	ALLARD	37	35
67	DESROCHERS AREA	55	37
68	SECORD	39	36
69	STEWART GREENS	38	30
70	WEBBER GREENS	32	24
71	SUDER GREENS	56	28
72	ROSENTHAL	36	37
73	BRECKENRIDGE GREENS	25	26
74	POTTER GREENS	30	16
75	GRANVILLE	34	27
76	GLASTONBURY	26	30
77	THE HAMPTONS	34	32
78	CAMERON HEIGHTS	24	20
79	EDGEMONT	36	34
80	THE UPLANDS	37	32
81	RIVER'S EDGE	35	0
82	STILLWATER	36	43
83	RIVERVIEW AREA	30	0
84	HAWKS RIDGE	34	24
85	TRUMPETER AREA	36	25
86	STARLING	33	26
87	KINGLET GARDENS	19	27
88	PINTAIL LANDING	39	0