

APPROVED NET NEW DWELLINGS

2021 ANNUAL REPORT

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



SUMMARY

This report examines the location and number of net new dwellings by approved building permit in Edmonton during 2021, calculated by subtracting the number of approved dwelling demolitions from the number of building permits issued for new dwellings. Data are reported using geography in The City Plan including developing and redeveloping areas, planning districts and the nodes and corridors network, along with neighbourhood-level summaries. Monitoring and reporting on residential building permit activity, required by the Growth Management Framework, supports The City Plan's strategic measure that directs housing growth distribution in the developing, redeveloping and future growth areas.

Over the past five years, the average proportion of net new dwellings approved in the redeveloping area was about 29 per cent, with the highest proportion achieved in 2020. The City Plan aims for 35 per cent of net new dwellings to be built in the redeveloping area as Edmonton grows to a population of 1.25 million.

Most net new dwellings approved in Edmonton in 2021 (83 per cent) were low density residential: single detached homes, secondary and garden suites and semi-detached homes. Medium density dwellings, including low rise apartments and row housing, and high density dwellings such as high rise apartments accounted for 17 per cent of new dwellings¹. Low density dwellings dominated the new built form in the developing area at 92 per cent (Figure 2).

DEVELOPING AND REDEVELOPING AREAS

In 2021, over 10,100 net new dwellings were approved in both the developing and redeveloping areas, a slight decrease from the 10,400 units approved in 2020. Nearly a quarter (24%) of those net new dwellings were approved in the redeveloping area as infill and the remaining three-quarters were approved in the developing area (Figure 1).

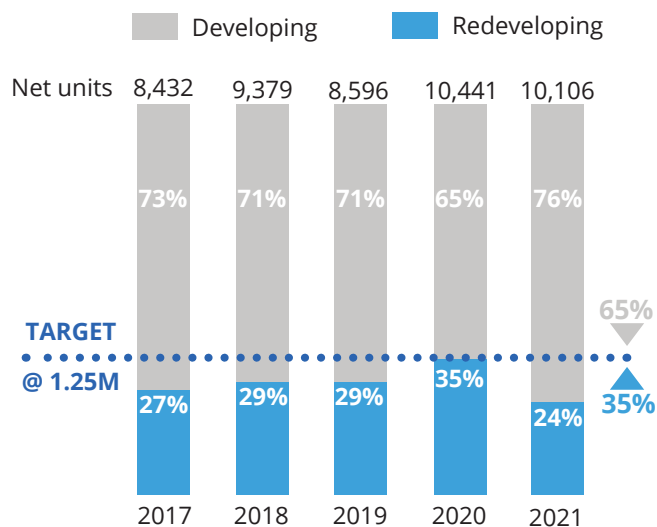


Figure 1. Net New Dwellings by Developing and Redeveloping Area

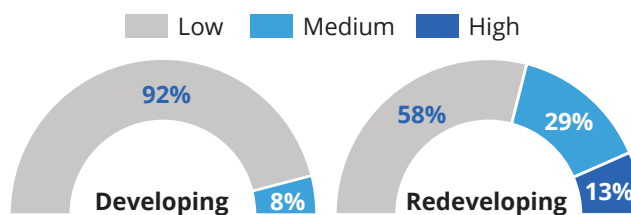


Figure 2. Net New Dwellings by Density in Developing and Redeveloping Areas (2021)

Approximately eight per cent of net new dwellings approved in the developing area were medium density. In contrast, net new dwellings in the redeveloping area reflected more diversity between low density housing types and medium or high density types, with 42 per cent of net new dwellings being medium or high density developments. Medium and high density housing options sustain neighbourhood populations and make efficient use of public infrastructure.

DISTRICTS, NODES, AND CORRIDORS

There were significantly more net new dwellings approved in the developing area districts as compared to districts in the redeveloping areas (Figure 3). Most new dwellings approved over the past five years were in the developing area.

¹Descriptions are consistent with Edmonton Zoning Bylaw 12800.

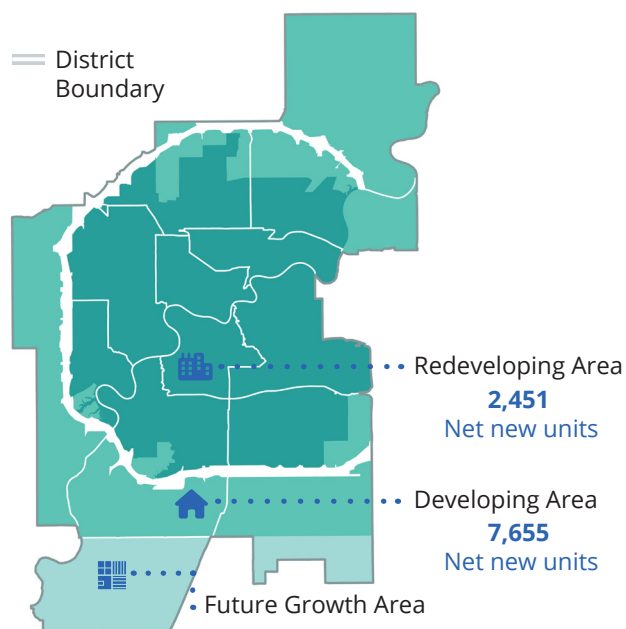


Figure 3. Distribution of Net New Dwellings, Developing/redeveloping areas (2021)

The Southwest, West Henday, Mill Woods and Meadows, and Northeast districts together contain much of the residential development lands in Edmonton today (Figure 4).

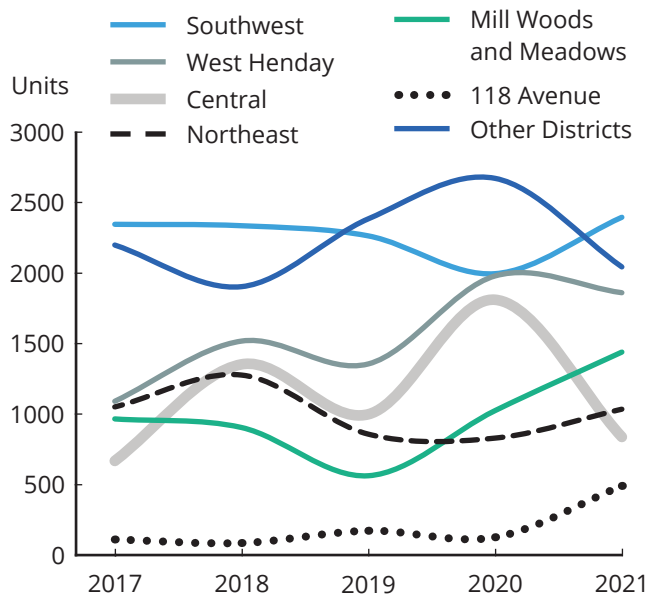


Figure 4. Net Dwelling Growth by Planning District

Since 2017, net new dwelling growth slowed in south Edmonton’s developing and redeveloping districts, and fluctuated in Central, a redeveloping area district that includes Downtown and Oliver neighborhoods. The 118 Avenue district experienced a notable increase in infill activity for the first time in the five-year analysis period. Most dwellings permitted in 2021 were outside of the nodes and corridors (79 per cent), with 21 per cent within the nodes and corridors network.

NEIGHBOURHOODS

Geographic distribution of net new dwellings can ensure neighbourhoods benefit from life cycle renewal opportunities accompanying that activity, including maintaining and updating critical infrastructure like schools, mobility routes, and parks (Figure 5).

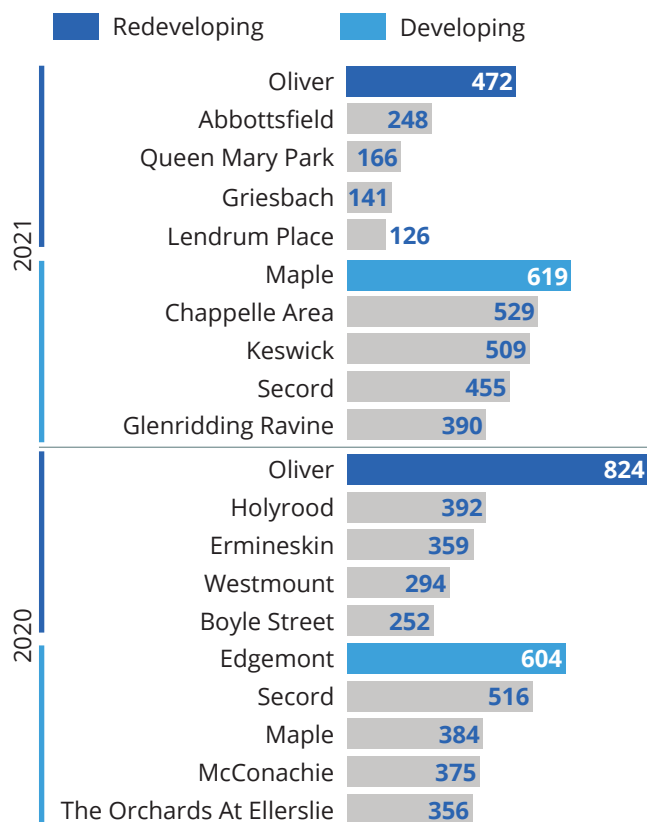


Figure 5. Top Five Neighbourhoods, Net New Dwellings Added in the Developing and Redeveloping Areas

Oliver led all redeveloping area neighbourhoods in net new dwellings over the past two years, and in 2020 led all neighbourhoods city-wide. Almost one fifth (19%) of all net new dwellings approved in the redeveloping area in 2021 were located in Oliver. Other redeveloping area neighbourhoods with ongoing government-subsidized housing developments, such as Abbottsfield and Lendrum Place, also appeared in the list of top neighbourhoods.

The City Plan calls for more new medium and high density development, especially in nodes and corridors, to shift the growth pattern of the city by enabling ongoing residential infill in the redeveloping area. Based on permits, new developments will be monitored using strategic, emerging and relevant measures required by the Growth Management Framework to confirm progress towards implementing The City Plan’s direction.