Edmonton

Average Residential Density of the Redeveloping Area

Density by Zones *(Edmonton Zoning Bylaw 12800)*

Average Net Residential Density by Planning District

- Central: 77
- Scona: 44
- 118 Avenue: 33
- Northeast: 29
- Mill Woods and Meadows: 27
- Southeast: 26
- Northwest: 26
- West Edmonton: 25
- Whitemud: 24
- Jasper Place: 24

(du/nrha)

Legend: >= 45 | 25 to 45 | <= 25

The focus of this page of the report is the Redeveloping Area, which 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.

From 2021 to 2022, the average net residential density increased slightly in the majority of districts, with the most notable increase in Scona District. The average net residential density in the redeveloping area remains at 31 dwelling units per net residential hectare (du/nrha). The Central district has the highest net residential density at 77 du/nrha.

When density is considered by zone, the median net residential density ranges from around 20 du/nrha in Single Detached Residential Zones (RF1, RPL, RSL) to over 300 du/nrha in High-Rise Apartment Zones (RA9) and to over 450 du/nrha in Residential Mixed Use Zone (RMU) in the redeveloping area of the city. The median net residential densities of 25 du/nrha in Residential Small Lot Zones (RSL) and 30 du/nrha in Planned Lot Residential Zones (RPL) are higher than the older RF1 (17 du/nrha) found in the redeveloping area.

*This report was prepared by the Urban Growth Unit (Planning and Environment Services) as part of the set of 2022 Growth Monitoring products. The dwelling unit, built year, lot size, and land use type information are taken from current year land use, property information, civic addressing and building permits corporate datasets (https://data.edmonton.ca/).
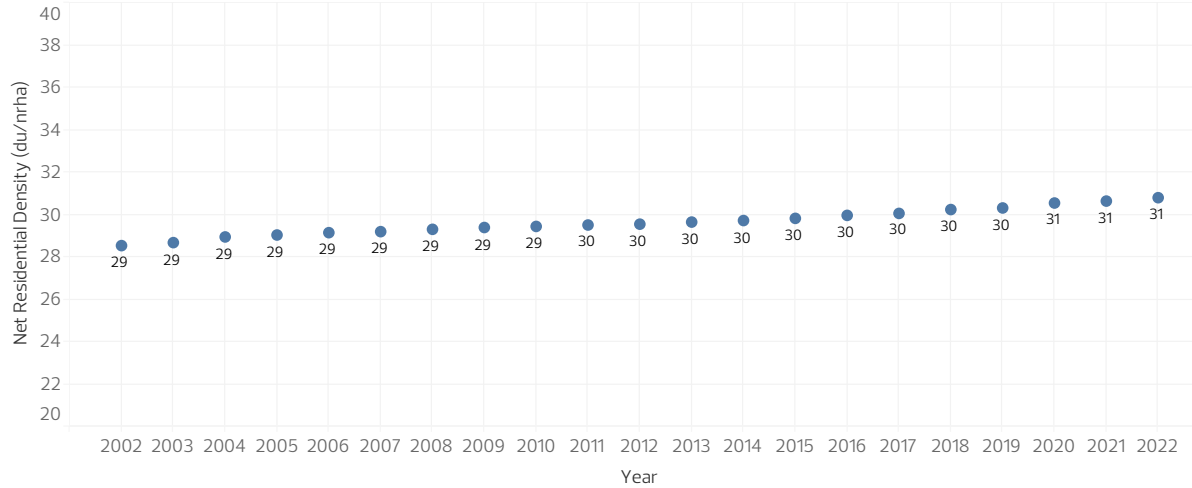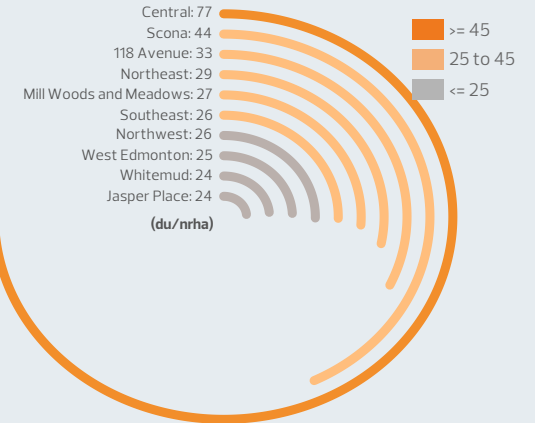
DEVELOPING AREA NET RESIDENTIAL DENSITY

2022 ANNUAL REPORT

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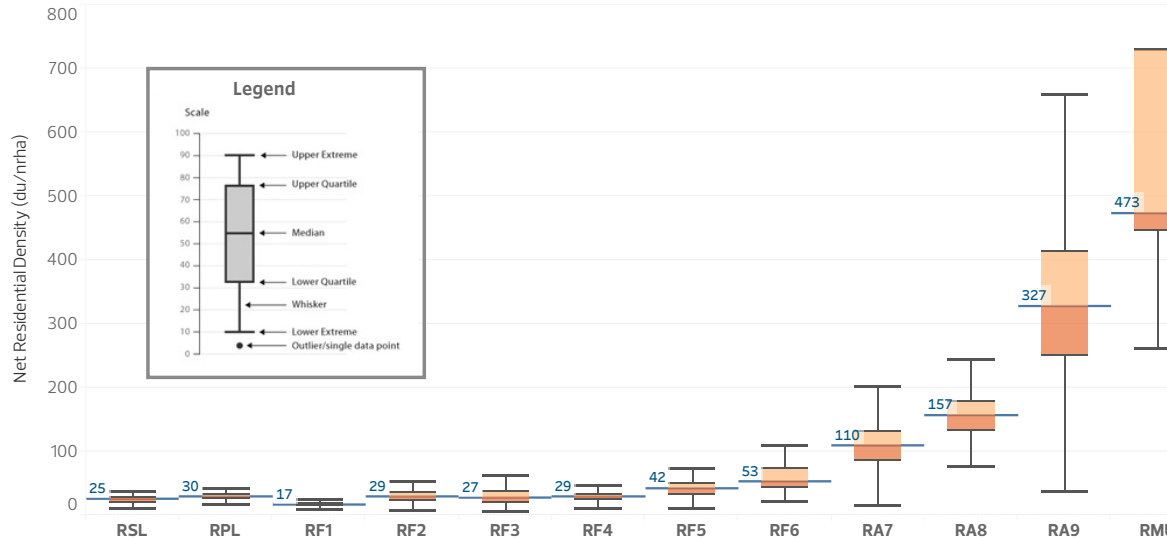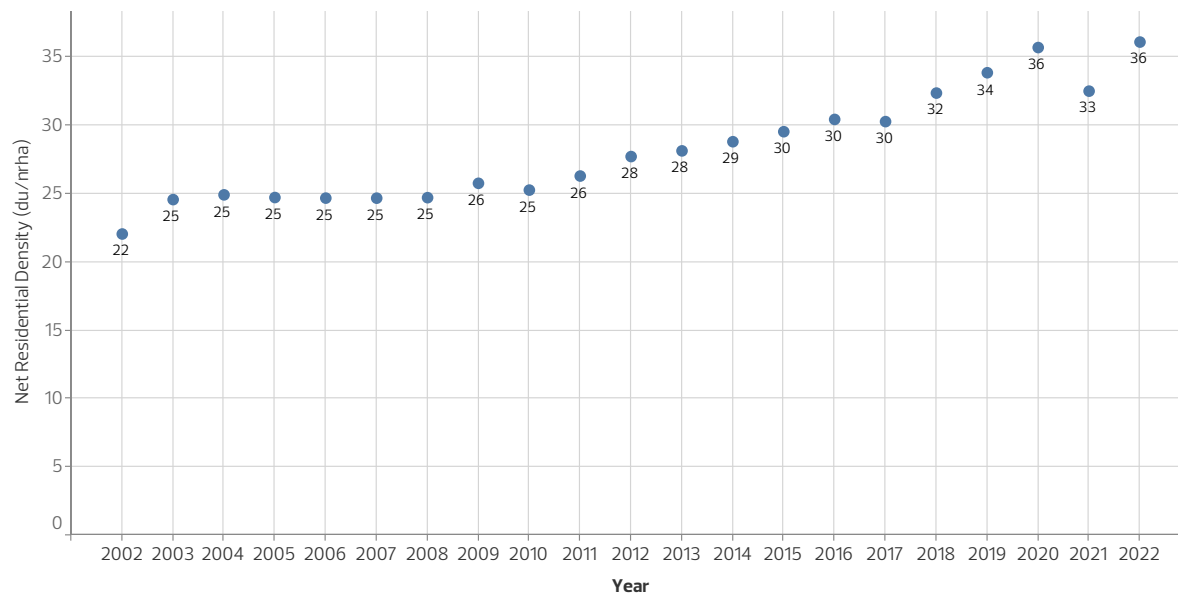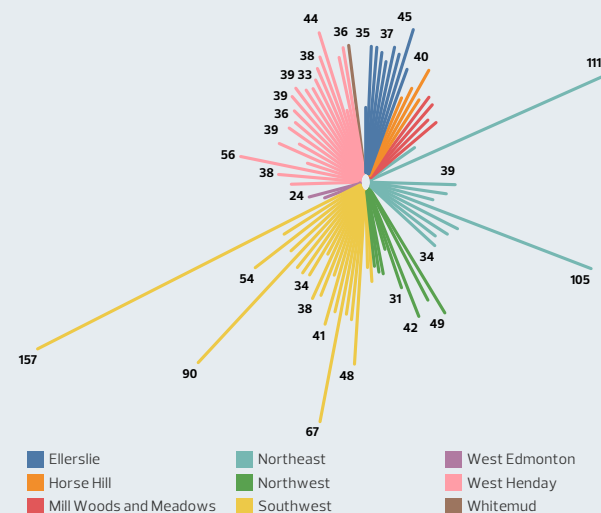
Edmonton

Annual Built Net Residential Density

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

Legend:
- Ellerslie
- Horse Hill
- Mill Woods and Meadows
- Northeast
- Northwest
- Southwest
- West Edmonton
- West Henday
- Whitemud

There are 96 residential neighbourhoods in the Developing Area of the city. As of December 2022, 10 neighbourhoods are in the planning stage (no approved Neighbourhood Structure Plan (NSP)) and 86 neighbourhoods are in the developing stage. Of the 86 developing neighbourhoods, 15 neighbourhoods had NSPs repealed and 71 neighbourhoods have NSPs (or NASPs) in effect. Of the 71 neighbourhoods with plans in effect, 23 neighbourhoods have 95 to 100 per cent of the single family and semi–detached (low density) residential lots registered and 9 neighbourhoods have no low density residential lots registered. A total of 39 neighbourhoods are actively developing.

Of the 71 developing neighbourhoods with plans in effect, 48 have NSPs that were approved on or 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 that have occured since 2010.

The planned densities for developing area neighbourhoods meet or exceed the Edmonton Metropolitan Region Board (EMRB) density targets that were in effect when the plans were approved. Some neighbourhoods like Heritage Valley Town Centre and Cashman in the Southwest district, and Clareview Town Centre and Gorman 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 28 du/nrha in 2012 to 36 du/nrha in 2022. A setback in 2021 (33 du/nrha) is attributed to increased demand for low density dwelling unit development as a result of the continuation 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 2022 Growth Monitoring Report. The dwelling unit, built year, lot size, and land use type information are taken from current year land use, property information, civic addressing and building permits corporate datasets (https://data.edmonton.ca/).

The 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.

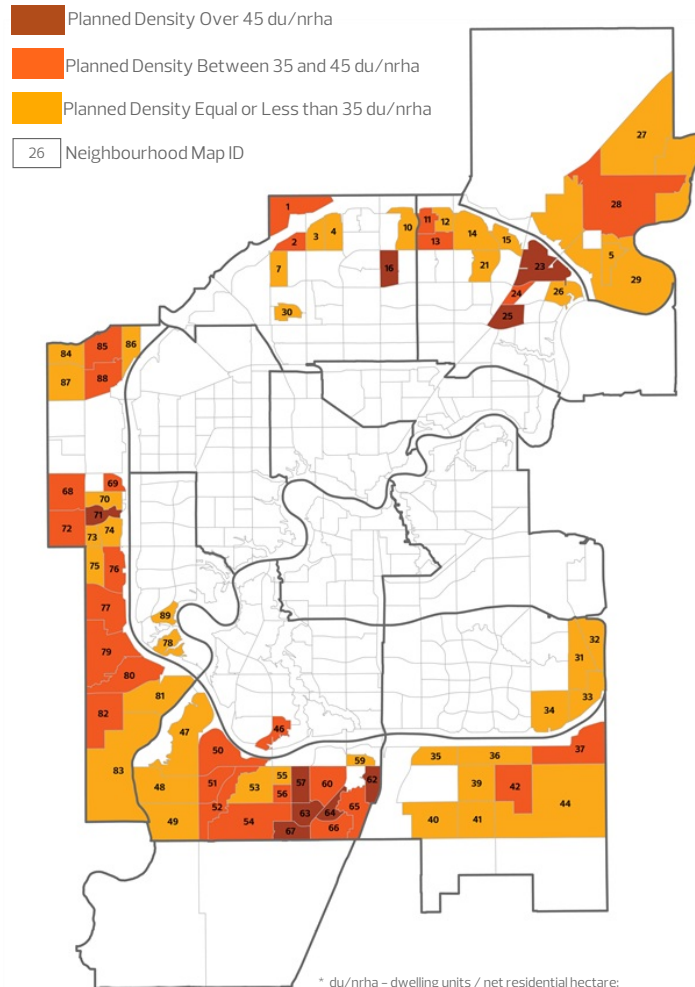# DEVELOPING AREA NET RESIDENTIAL DENSITY

2022 ANNUAL REPORT

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

Edmonton

ID	Neighbourhood	Planned Density	Built Density (2022)
1	GOODRIDGE CORNERS	42	0
2	ALBANY	41	49
3	RAPPERSWILL	31	28
4	CANOSSA	18	25
5	HORSE HILL NEIGHBOURHOOD 1A	31	0
7	CARLTON	21	26
10	KLARVATTEN	24	25
11	CRYSTALLINA NERA WEST	38	40
12	CRYSTALLINA NERA EAST	35	35
13	SCHONSEE	39	36
14	MCCONACHIE	33	36
15	CY BECKER	34	30
16	EAUX CLAIRES	49	36
21	HOLLICK-KENYON	22	28
23	GORMAN	105	0
24	EBBERS	42	30
25	CLAREVIEW TOWN CENTRE	111	78
26	FRASER	29	26
27	RURAL NORTH EAST HORSE HILL	26	0
28	MARQUIS	40	0
29	RURAL NORTH EAST	31	0
30	HUDSON	23	27
31	TAMARACK	35	44
32	MAPLE	35	41
33	ASTER	34	33
34	LAUREL	31	36
35	ELLERSLIE	18	33
36	CHARLESWORTH	35	35
37	ALCES	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	30
49	WINDERMERE AREA	27	0
50	AMBLESIDE	38	40
51	GLENRIDDING HEIGHTS	37	31

Planned Net Residential Density

■ Planned Density Over 45 du/nrha

■ Planned Density Between 35 and 45 du/nrha

■ Planned Density Equal or Less than 35 du/nrha

26 Neighbourhood Map ID

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

ID	Neighbourhood	Planned Density	Built Density (2022)
52	GLENRIDDING RAVINE	41	30
53	HAYS RIDGE AREA	35	17
54	CHAPPELLE	36	37
55	GRAYDON HILL	35	34
56	PAISLEY	36	35
57	HERITAGE VALLEY AREA	67	0
59	RICHFORD	21	26
60	RUTHERFORD	38	35
62	CASHMAN	90	0
63	HERITAGE VALLEY TOWN CENTRE	157	133
64	CALLAGHAN	48	33
65	CAVANAGH	36	29
66	ALLARD	37	35
67	DESROCHERS AREA	54	36
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	34	16
75	GRANVILLE	34	27
76	GLASTONBURY	39	31
77	THE HAMPTONS	38	32
78	CAMERON HEIGHTS	24	20
79	EDGEMONT	36	34
80	THE UPLANDS	44	33
81	RIVER'S EDGE	35	28
82	STILLWATER	36	41
83	RIVERVIEW AREA	30	0
84	HAWKS RIDGE	34	24
85	TRUMPETER AREA	36	26
86	STARLING	33	26
87	KINGLET GARDENS	19	24
88	PINTAIL LANDING	39	0
89	DONSDALE	17	19