APPROVED NET NEW DWELLINGS

2023 ANNUAL REPORT

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

This report examines the data for approved net new dwellings across Edmonton. 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. Monitoring is based on building permit data, building form density, and The City Plan geographies. Building demolitions are included in this analysis to evaluate net dwelling counts.

DEVELOPING AND REDEVELOPING AREAS

In 2023, 9,880[1] net new dwellings were approved in the developing (6,949 dwellings) and redeveloping (2,931 dwellings) areas (Figure 1); this represents an overall decrease of 19 per cent from 2022. Thirty per cent of all net new dwellings were approved in the redeveloping area (Figure 2), compared to 34 per cent in 2022.

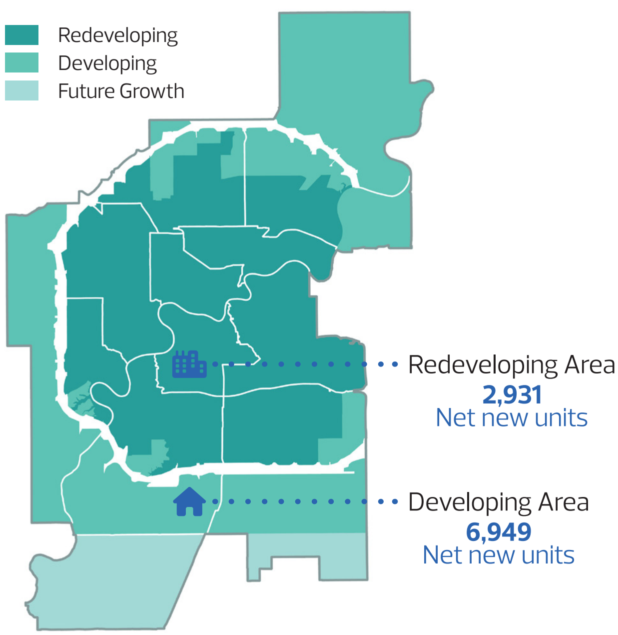

Figure 1. Distribution of Net New Dwellings, Developing/Redeveloping Areas (2023)

Over the last five years (2019 – 2023), 51,245 net new dwellings have been approved, averaging 10,249 net new units per year. Of those units,15,696 (30.6 per cent) were approved in the redeveloping area.

Over the three year period since The City Plan was approved (2021 – 2023), a total of 32,168 net new dwellings were approved, averaging 10,723 net new units per year. Of the total units, 9,534 (about 30 per cent) were approved in the redeveloping area. The City Plan targets a cumulative 32 per cent of net new dwellings to be built in the redeveloping area by the time the City reaches a population of 1.25 million. The City of Edmonton's Fall 2023 forecast projects that Edmonton will reach a population of 1.25 million by 2027.

> **30**
> Percentage of net new dwellings approved in the redeveloping area since City Plan approval.

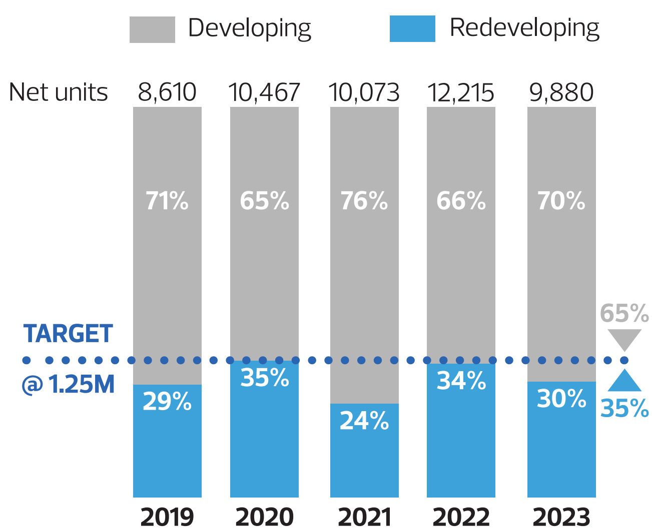

Figure 2. Approved Annual Net New Dwellings, Developing and Redeveloping Areas

BUILT FORM

The majority of net new dwellings approved in Edmonton in 2023 (68 per cent) were of low density form: single detached homes, secondary and garden suites, semi-detached homes, and row houses. In particular, 32 per cent of net new dwellings were single or semi-detached homes.

Medium density form units, including low-rise apartments up to eight storeys, made up the next largest segment of dwelling units (26 per cent); and high density units, including high-rise apartments greater than eight storeys, made up the remainder (6 per cent).

[1] This number excludes a loss of three residential units in the industrial areas and the future growth area. The three demolitions are not indicative of development trends.

When comparing the built form of new dwelling units in the developing and redeveloping areas, a difference in distributions is observed. Approximately 20 per cent of net new dwellings approved in the developing area were medium density, a 7 percentage point increase from 2022. The remainder of the dwelling units were low density (44 per cent single and semi-detached housing, 21 per cent row housing, and 15 per cent secondary or garden suites). In the redeveloping area, there was a more even allocation between low density (38 per cent), medium density (41 per cent) and high density (21 per cent) development (Figure 3)[2].

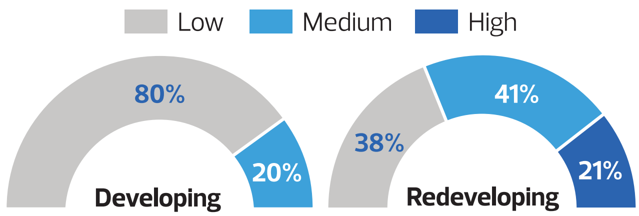

Figure 3. Net New Dwellings by Density Type in Developing and Redeveloping Areas (2023)

More medium and high density homes will be needed to welcome new Edmontonians as the city approaches a population of two million people. These forms facilitate more efficient land use, avoiding the need for the city's footprint to grow.

DISTRICTS, NODES AND CORRIDORS

The districts defined in The City Plan are each intended to provide the diverse housing options, amenities and services needed to support 15-minute communities. The Southwest (2,080 units), West Henday (1,888 units) and Central (1,189 units) districts contained the highest numbers of approved net new dwellings in 2023.

Eighty five (85%) per cent of net new dwellings in the Central District were apartments, including 614 units in three high density buildings in Downtown. Compared to the previous year, net new dwelling activity slowed in the Southwest, West Henday, Mill Woods and Meadows, Ellerslie, and Scona districts; but accelerated slightly in Central, Northwest, Northeast, and other districts. Figure 4 summarizes the annual net dwelling unit growth by district, highlighting the top eight highest-growth districts.

Within the redeveloping area, 48 per cent (1,396 units) of net new dwellings were approved in nodes and corridors (64 per cent in 2022). Of these, about 44 per cent were high density, 17 per cent were medium density, and 38 per cent were low density type dwellings.

48

Percentage of net new dwellings approved in nodes and corridors within the redeveloping area in 2023.

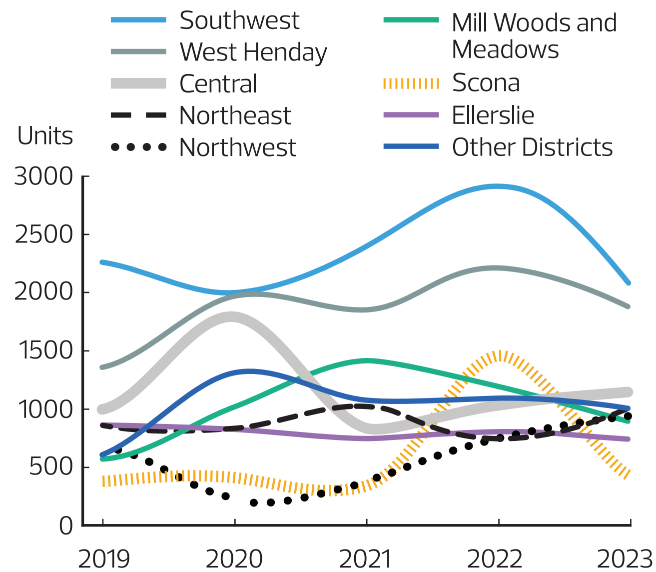

Figure 4. Annual Net New Dwelling Growth by Planning District

NEIGHBOURHOODS

There are 295 residential neighbourhoods (204 in the redeveloping area and 91 in the developing area) in Edmonton. In 2023, the City approved building permits in 224 residential neighbourhoods (151 in the redeveloping area; 73 in the developing area). Of those, 186 neighbourhoods (63 per cent; 122 redeveloping and 64 developing area) experienced a net dwelling gain, 13 neighbourhoods (4 per cent; 11 redeveloping and 2 developing area) had no net dwelling change, and 25 neighbourhoods (8 per cent; 18 redeveloping and 7 developing area) experienced a net dwelling loss[3]. Demolition and redevelopment on the same site can lead to no net dwelling change, whereas demolition and redevelopment in different years can lead to a reported net dwelling loss.

The neighbourhoods with the greatest increase in approved net new dwellings in both the redeveloping and developing areas in 2023 each added most new units in low and medium density developments, such as row housing and secondary suites. Additionally, there was notable net new apartment and mixed-use activity, with net new low-rise apartments in 21 neighbourhoods and net new mid-rise and high-rise apartments in 13 neighbourhoods.

The top five redeveloping area neighbourhoods for net new dwellings in 2023 were Downtown (614 units, about 21% of all net new dwellings in the redeveloping area), Griesbach (559 units), Boyle Street (236 units), Inglewood (147 units), and Grovenor (91 units) (Table 1). As in 2022, the development in the top five neighbourhoods made up just over half of all the redeveloping area's net growth. The only neighbourhood that appeared in the top five in both 2022 and 2023 is Downtown.

[2]Dwelling type density definitions changed between the 2022 and 2021 Approved Net New Dwellings Reports. Therefore this Figure is only comparable to 2022 analysis.

[3]2023 reporting is not directly comparable to 2022 reporting due to a method change that excludes permits for renovations in 2023.

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

Neighbourhood	2023	Neighbourhood	2022
Redeveloping Area			
Downtown	614	Garneau	850
Griesbach	559	Griesbach	549
Boyle Street	236	Wîhkwêntôwin (Oliver)	468
Inglewood	147	Downtown	284
Grovenor	91	Ermineskin	278
Developing Area			
The Orchards at Ellerslie	545	Chapelle	882
Edgemont	501	Keswick	554
Glenridding Ravine	384	Glenridding Ravine	457
Chapelle	383	Secord	453
Secord	379	Laurel	387

Despite the approval of medium density apartments, Wîhkwêntôwin (Oliver) was not a top neighbourhood in 2023 primarily due to demolitions of medium and high density apartments which affected the total net new dwelling units.

The top five developing area neighbourhoods for net new dwellings in 2023 were The Orchards at Ellerslie (545 units), Edgemont (501 units), Glenridding Ravine (384 units), Chapelle (383 units), and Secord (379 units) (Table 1).

The development stage and lifecycle of neighbourhoods are reflected in the types of dwelling unit densities approved. Typically, medium density housing is built after a neighbourhood's low density housing has been built out. Medium density development featured prominently in the following neighbourhoods: Albany (99% of net new dwellings), Callaghan (99%), McConachie (81%), Magrath Heights (75%), and Edgemont (67%).

The redeveloping area neighbourhoods with large shares of medium density development included Griesbach (514 units, 92% of net new neighbourhood dwellings), Boyle Street (229 units, 97%), Inglewood (102 units, 69%), North Glenora (83 units, 97%), Holyrood (63 units, 75%), Garneau (59 units, >100%[4]), Belvedere (56 units, 74%), Grovenor (48 units, 53%), Strathearn (44 units, 90%), Wîhkwêntôwin (Oliver) (21 units, >100%), and Queen Alexandra (13 units, 68%).

For the first time during the current five year monitoring period, new row housing (a low density dwelling type), was prominent in the developing area, notably in these newer neighbourhoods: The Orchards at Ellerslie (299 units, 59% of neighbourhood net new dwellings), Hawks Ridge (62 units, 57%), and Stillwater (28 units, 43%).

There was also notable net new secondary suite and garden suite development in the developing area, including in Laurel (98 suites), The Orchards at Ellerslie (76 suites), Glenridding Heights (75 suites), Chappelle (75 suites), Keswick (63 suites), Aster (51 suites), Glenridding Ravine (45 suites), Maple (41 suites), and Rosenthal (41, including 13 garden suites).

In total, over the past five years, Wîhkwêntôwin (Oliver) has led redeveloping area neighbourhoods with 1,755 net new dwellings. Other redeveloping neighbourhoods with notable approved net new dwelling gains over the past five years were Griesbach (1,510), Downtown (1,460), Westmount (989), and Garneau (939).

In the same period, Chapelle led developing area neighbourhoods with 2,522 net new dwellings. Other developing neighbourhoods with notable approved net new dwellings have been Secord (2,274), Keswick (2,240), Edgemont (1,983), the Orchards at Ellerslie (1,965) and Laurel (1,684). Over this period, the top five developing neighbourhoods had 10,685 net units, whereas the top five redeveloping neighbourhoods had 6,653 net units. Thirty eight (38) per cent of net new units in these top neighbourhoods were in the redeveloping area.

Since 2021, the first full year following The City Plan approval, the top ten neighbourhoods for cumulative net new dwellings have been Chappelle (1,753 units), Keswick (1,431 units), Secord (1,287 units), Glenridding Ravine (1,272), Orchards at Ellerslie (1,266 units), Griesbach (1,249 units), Edgemont (1,140 units), Maple (1,080 units), Laurel (983 units), and Wîhkwêntôwin (Oliver) (957 units). Eight of these neighbourhoods are in the developing area.

[4] A proportion greater than 100 per cent means that net medium density dwelling growth exceeded total overall net growth, due to demolitions of other housing types.